

Carver Neighborhood Plan Update 2011



**City of Abilene Planning and Development Services
August 2011**

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Acknowledgements

The creation of the Carver Neighborhood Plan was a collaborative effort between the City of Abilene, Interested Citizens of Abilene North (I-CAN), the Planning and Zoning Commission, and City Council. The successful completion of the plan would not have been possible without the support of all of these organizations and individuals.

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Special Thanks to:

Carver Citizen Participants, G.V. Daniels Center Staff, I-CAN and
Neighborhoods In Progress (NIP)

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Chapter 1

Introduction

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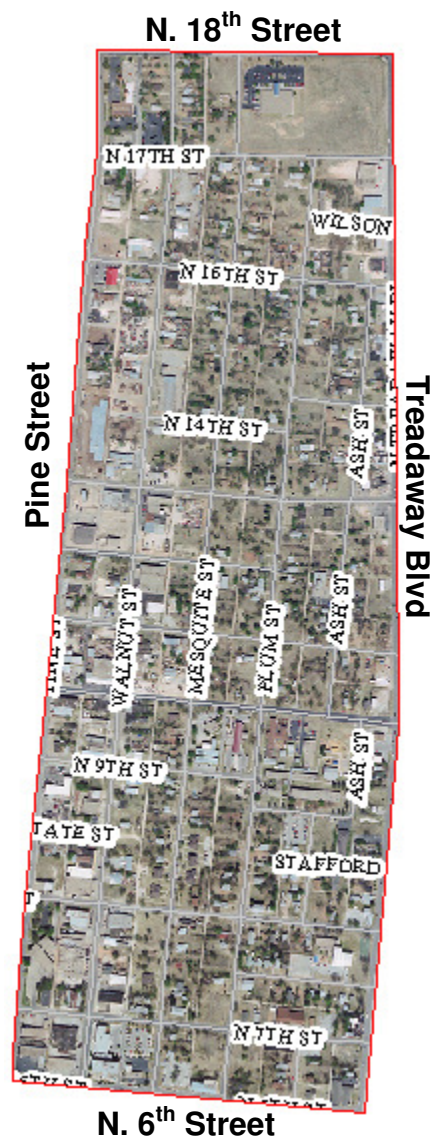
Introduction

The purpose of the Carver Neighborhood Plan 2011 is to provide a framework and guidance for revitalization and future development within its boundaries. Resolution of specific pertinent issues is emphasized as a means to insure a productive process with a positive outcome. Implementation of the plan is vital, therefore a prioritized course of action is provided to complete the study.

Background Information

In 1998, a Carver Neighborhood Revitalization Plan was published after extensive research, data gathering, surveying and planning. The results confirmed that the pressing issues of property deterioration, infrastructure deficiencies and crime were deterrents to progress. This section explores specific areas of concern and the known issues that have prevented the neighborhood from becoming a viable, thriving community. Areas covered are: zoning and land use patterns, public and private service organizations, infrastructure and public safety. The overall perception of the neighborhood by the residents was that its appearance had improved within the previous five years, but efforts toward revitalization needed to continue.

Historically, the development pattern for the neighborhood has been a mix of residential and commercial. The three predominant zoning designations are MF (multi-family), CB (Central Business) and HC (Heavy Commercial). The commercial enterprises, located mainly on Pine Street, Walnut Street and N. Treadaway Boulevard serve the city at large, and only a few businesses actually provide goods and services for the neighborhood. There are no grocery stores or drug stores within walking distance of the neighborhood. Goods and services are accessible only by private vehicle or public transportation, such as CityLink. The residentially zoned property is embedded between Pine Street and N. Treadaway.



It was determined, through surveys done in 1997, that approximately 67% of residents were home owners and 29% were renters. It was discovered that many of the single-family homes were fifty years old and most property owners did not have the financial means to maintain them, although they had occupied the homes for at least twenty years. Nonetheless, at that time, 84% of houses were considered to be in good to fair condition. The remaining residential properties were owned by absentee landlords who rented their houses to various individuals. Through the years these houses have been neglected and slowly suffered from deterioration until they were no longer habitable according to city building standards. Many of these houses have ultimately been demolished, including four houses on Mesquite Street, one of which had Historic Overlay Zoning.

The following is a list of houses that are included on the city's Board of Building Standards 2011 Condemnation roster:

1. 502 Ash St.
2. 1666 Mesquite St.
3. 629 & 629 ½ N. 8th St.
4. 1202 Plum St.
5. 738 N. 14th St.
6. 509 W. Washington St.
7. 641 Mesquite St.
8. 517 W. Washington St. – garage only
9. 710 Mesquite St. – Demo 1/20/11
10. 525 W. Washington St.
11. 1625 Mesquite St.
12. 542 N. 7th St. – rear bldg. only
13. 1127 Ash St.

Vacant land has become a prominent feature of the neighborhood, as more houses have been neglected, condemned and consequently demolished by the city. These lots are owned by private individuals, churches and the city. Ultimately, these vacant properties could play a key role in revitalization.

The Carver neighborhood is home to thirteen churches, mostly concentrated between N. 6th Street and N. 9th Street with opposite boundaries of Plum Street and N. Treadaway. They function to provide support and vital services to the community's residents.

Public schools and organizations include Woodson Head Start School (N 9th Street), G.V. Daniels Recreation Center (N. 8th Street) and the Meals on Wheels Office, located at N. 10th Street and Mesquite. At the time of the 1997 survey, children who lived in the Carver Neighborhood attended

Valley View and College Heights Elementary Schools, Jefferson Middle School and Cooper High School. According to the survey at least 46% of residents felt that schools were in good condition. However, Valley View Elementary and Jefferson Middle Schools have been closed in recent years. Currently Carver children are attending College Heights or Johnston Elementary Schools, Craig Middle School and Abilene High School. Hendrick Medical Center has recently purchased (2011) College Heights Elementary School with the intention of demolishing it. As a result, the Carver Neighborhood children will be attending the new Myra Martinez Elementary School that is being constructed on the site of Franklin Middle School which has been demolished.

Infrastructure and public services play a major role in the revitalization of the community, including roadway conditions, street lights, sidewalks, parks & recreation facilities, schools, and public transportation.

Within the neighborhood, street classifications include:

- Arterials: N. Treadaway & N. 10th St.
- Minor Arterial: Pine Street
- Collectors: N. 18th St., N.13th St., N. 7th St.
- Local Streets: Ash, Mesquite, Plum, State, Stafford, Walnut, Wilson & W. Washington.

Heavy traffic is a concern on N.10th St., N. 13th St., N. 18th St., Pine St., N. Treadaway Boulevard.

The 1997 survey concluded that over 50% of the residents felt that the overall condition of the streets was acceptable, but speeding traffic was a hazard to public safety. A recent discussion session with community leaders confirmed this assessment. Inadequate street lighting has been and still is a concern of the residents in the neighborhood. This issue can be resolved by repairing non-functioning lights, upgrading to 175 watt mercury vapor lights and installing new street lights in areas needing enhanced illumination. The 1997 survey sighted two areas that lacked

Thoroughfare Plan Map



sufficient lighting; Walnut St. between N. 14th St. and N. 17th St. and along Plum between N. 8th St. and N. 9th St. Further study would be required to access the current lighting inadequacies.

Sidewalks are a key component in creating a pedestrian friendly neighborhood. It has been evident that existing sidewalks are in disrepair and non-existent in some areas. Good sidewalks were in place around Woodson Head Start School during the 1997 survey, but other areas were severely lacking. The City Code requires that property owners maintain the sidewalks adjacent to their land. This poses a major obstacle to improving the condition of sidewalks throughout the community.

Parks and recreational opportunities are important to a vibrant neighborhood. The city's Cobb Park Planning Area includes the Carver community. Carver Park, situated on 1.6 acres, includes the G.V. Daniels Recreation Center for youth and seniors, a child's playground, a practice backstop and multi-purpose court. Residents also utilize Stevenson Park, located at Cockerell and East N. 7th Street. It offers a playground, restrooms, picnic table, tennis courts, backstops and swimming pool facilities. In the 1997 survey the residents rated these facilities low due to lack of sufficient maintenance. It was also suggested that a gym be constructed at G.V Daniels Recreation Center. This gym project was listed on the city's Capital Improvement Program in 1998. It was determined that if constructed it would provide a facility for neighborhood youth activities. This dream was fulfilled with a new gym facility built in 1999.

The Abilene City-Link public bus service provides a transportation network designed to connect major areas of the city. City –Link connects the Carver Neighborhood to most parts of the city, including schools, health care centers, government buildings, parks and major shopping areas. The 1997 survey indicates that there were three regular bus routes along and through the neighborhood, including the Trolley in the downtown area. The survey indicated that 50% of the residents felt that the bus service was good to excellent, although the majority of residents traveled by private vehicle. Other vital issues were bus shelters and sidewalk ramps for the handicapped. At a recent discussion session with community leaders, deficiencies in the bus service were revealed. The chief complaint by residents concerns the extensive length of time between buses which affects the wait time for passengers and is a major inconvenience.

Current statistics indicate that crime has diminished greatly in the years since 1997. This decrease was due to increased and targeted law enforcement efforts in the neighborhood. In 2010 violent crimes, such as

murder and sexual assault, are both at zero incidents, while burglary remains an issue. Residential, commercial and auto burglary were extremely high (1121 incidents total) in 1997, but in recent years have been reduced to, as low as 99 total for 2010.

Drug-related activity continues to require police intervention to protect the residents, therefore without vigilance and determination by both residents and police, crime could again plague the neighborhood. A citizen's organization, ICAN (Interested Citizens of Abilene North), was formed to help combat criminal activity and the members were major contributors to the development of the 1998 Carver Neighborhood Plan. ICAN has remained a significant presence in the neighborhood and provides support for continued improvement for the residents.

The health survey, created by the Carver Neighborhood Plan Task Force centered around access to good care. It was shown that 69% of residents were satisfied with the quality of services they received. However, 17% of residents were unaware of the free health screenings that were offered by the city.

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Chapter 2

Preliminary Review

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Preliminary Review

Carver Neighborhood Meeting Report November 2, 2010

A SWOT Analysis was conducted with the following results:

Strengths – Weaknesses – Opportunities - Threats

Issues of Top Priority

- S - Head Start Program & Education
- S - Infrastructure & Existing Buildings
- W - CityLink Time Schedule
- W - Street Lights & Sidewalks
- W - Poor Storm water Drainage
- O - Affordable Housing
- O - Cultural Offerings
- O - Job Creation
- O - Potential for Business Development
- T - Negative Perception of Crime

Participants in the meeting shared their ideas during the SWOT exercise which fostered a discussion of pertinent issues facing the neighborhood. The majority of attendees agreed that there are weaknesses in three key areas: Public transportation, street lighting & sidewalks, and storm water drainage.

The public transportation issue centers around CityLink's schedule and the length of time a person must wait to catch a bus. The average time was an hour, according to parents who must take their children to daycare and then go on to work or home.

Street lighting is of major concern, as it relates directly to safety. Some existing lights are not functioning at full capacity and there are areas in the neighborhood that need additional street lights.

Sidewalks are in need of repair in many areas, particularly near Woodson Elementary School. Adequate and safe sidewalks help provide a walkable, cohesive neighborhood.

Storm water run-off is a problem every time it rains heavily. Neighbors would like to have this problem solved, as the flowing water floods their streets and yards hampering access to their properties.

Following the neighborhood meeting, the collected data was recorded and organized to be studied further. A basic matrix was developed, through planning staff discussions, to determine the relationships between the outstanding issues. These items are listed in order of importance based on the number of responses to each, and as shown “public transportation” is number one. However, strengths and opportunities outweighed the weaknesses and threats. Fortunately, the city could be an effective partner in resolving problems and working to improve the quality of life in the Carver neighborhood. Additionally, the positive attributes of the neighborhood could be built upon with the enthusiasm and dedication of the citizens.

| SWOT Matrix | | |
|---|---|--|
| | STRENGTHS <ul style="list-style-type: none"> ▪ Head Start/Education ▪ Good Infrastructure | WEAKNESSES <ul style="list-style-type: none"> ▪ CityLink time schedule ▪ Inadequate street lights and sidewalks |
| OPPORTUNITIES <ul style="list-style-type: none"> ▪ Potential business development ▪ Affordable housing ▪ Cultural offerings ▪ Job creation | <ul style="list-style-type: none"> ▪ Good infrastructure encourages new development ▪ Educational programs for low income families ▪ Access to employment and cultural centers | <ul style="list-style-type: none"> ▪ Adjustments to public transit to increase service ▪ Installation of sidewalks, encourage pedestrian traffic ▪ Increased residential density increases need for public services and improvements ▪ Encourage revitalization, i.e. business development/mixed use ▪ Transportation to work and entertainment |
| THREATS <ul style="list-style-type: none"> ▪ Negative perception of crime | <ul style="list-style-type: none"> ▪ School programs on crime prevention ▪ Maintained streets discourage crime | <ul style="list-style-type: none"> ▪ Public Works repair/install street lights, prevents crime ▪ Clean up and maintain properties ▪ Organize neighborhood watch |

This matrix of issues may be expanded through further community involvement.

Action Items to be initiated by the City of Abilene

- Public transportation was the number one item of concern. In response, the CityLink schedule could be rearranged to facilitate the dropping off and picking up school children in the morning and afternoon hours, minimizing wait time, which was the biggest concern.
- Existing street lights are currently less effective than they could be and additional street lights would improve the sense of safety for the citizens. Accordingly, existing street lights should be repaired and additional lighting could be installed in those areas that are lacking sufficient illumination.
- Sidewalk repair and installation could be targeted for the most crucial parts of the neighborhood. Adequate and safe sidewalks can contribute to a sense of security.
- Storm water drainage is a problem in the low lying parts of the city. Mitigation could include redirecting water flow where possible and use of strategically located detention areas.
- Although not on the top ten list, unsightly property can be a factor in creating negative perceptions about the neighborhood. Adequate maintenance of properties could be facilitated by the city's code enforcement office whose staff members can assist neighbors in identifying areas of concern, including enforcement against those who violate City nuisance ordinances. In addition, a Property Maintenance Code, which the City has never adopted, could help address concerns not addressed through existing regulations.
- Diligently addressing the condition of properties and overall appearance of the neighborhood would reduce the erroneous perception that crime is a concern within the neighborhood.

Planning for the Future

The initial neighborhood meeting identified the major concerns and issues within the neighborhood. Strengths and opportunities were acknowledged, such as good schools, adequate infrastructure, and potential for future development, job creation and cultural enrichment. However, further discussion and continuous involvement by citizens and neighborhood groups, may uncover important issues that have been initially overlooked as plan recommendations are implemented.

The information documented in this report can serve as a foundation upon which to expand the scope of the project. The broader issues tend to take center-stage, but oftentimes minimal actions and corrections can make a big difference. Therefore, the proposed planning process seeks to build on a firm base that is rooted in inclusion, flexibility, and a thorough understanding of existing conditions with the intention to produce a truly flexible and workable plan.

Citizens of the Carver Neighborhood identified considerable strengths within the fabric of the community. These strengths provide opportunities for future growth. A key element is location, which is an extremely positive aspect of this neighborhood. This section of land just north of City Hall offers a prime area for redevelopment. It is situated close to the beautifully restored downtown, the civic center, churches, schools, retail outlets and medical services, including Hendrick Hospital and the Texas Tech Schools of Pharmacy and Nursing. Abilene, like many cities across the country, is focusing on restoration of the downtown commercial center.

For example, the recently adopted South Downtown Master Plan advocates the use of infill construction and rehabilitation with the idea of creating new and varied housing options in and around downtown. The theory that economic growth can be stimulated by increasing the number of residents living downtown is based upon the fact that people will support conveniently located businesses upon which they can depend for essential services.

The Carver Neighborhood contains an abundance of vacant land that is well suited for redevelopment. Development projects could provide a variety of housing choices, including apartments, townhomes and condominiums, in addition to single-family homes. A socio-economic mix could be achieved by providing affordable housing, as well as high-end condominium living.

These residential alternatives to the single-family home are very attractive to people who desire to simplify their lives, live close to work, shopping and entertainment. The proximity of the Carver Neighborhood to Hendrick Hospital, and related medical uses, the Texas Tech Schools of Pharmacy and Nursing, as well as Abilene's downtown, make the Carver Neighborhood a logical location for redevelopment with a variety of housing options to cater to students, young professionals, empty nesters, retirees, and others (see sidebar).

The increased density of housing inevitably attracts businesses that can serve the residents. Subsequently, job creation in the area can be a natural result of increased population, as new residents will require products and services in close proximity to their homes. In this way a neighborhood, like Carver, can be transitioned into an integral part of a thriving urban center.

The makeup of households are changing nationwide, resulting in changes in the demand for different types of housing. As the population ages, more retirees and empty nesters are looking for lower maintenance options, such as patio homes, townhomes, or apartments. Surveys indicate that young people also are less interested in the typical suburban large lot, in favor of a more urban experience close to amenities. Cities around the country, as well as within Texas, have started to see the market shift to alternatives to suburban single-family homes.

The Carver Neighborhood is primed to take advantage of these changing trends, by providing a location close to medical services, higher education (ACU, HSU, Texas Tech), and downtown.

Chapter 3

Carver Neighborhood Demographics

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1990 Census & Carver Neighborhood Survey Demographics

The Carver Neighborhood lies within two census tracts and many block groups, creating some overlapping of information. According to the 1990 census the population of the Carver Neighborhood was 675 persons. This indicated a significant drop from the 1980 census, which recorded the population to be 965 persons.

The racial composition of the Carver Neighborhood in 1990 was 58% African-American, 23% Hispanic, 18% White and Asian/Native Indian/Other 1%. The Carver Neighborhood census indicated that 48% of the residents were 60 years or older. The gender comparison was 526 female and 423 males.

Education levels revealed that 25% of residents had obtained a high school diploma, compared to the average of 76% for the entire city.

The predominant occupation for residents was retail trade 21%, but 15% of the population was unemployed and 43% were retired.

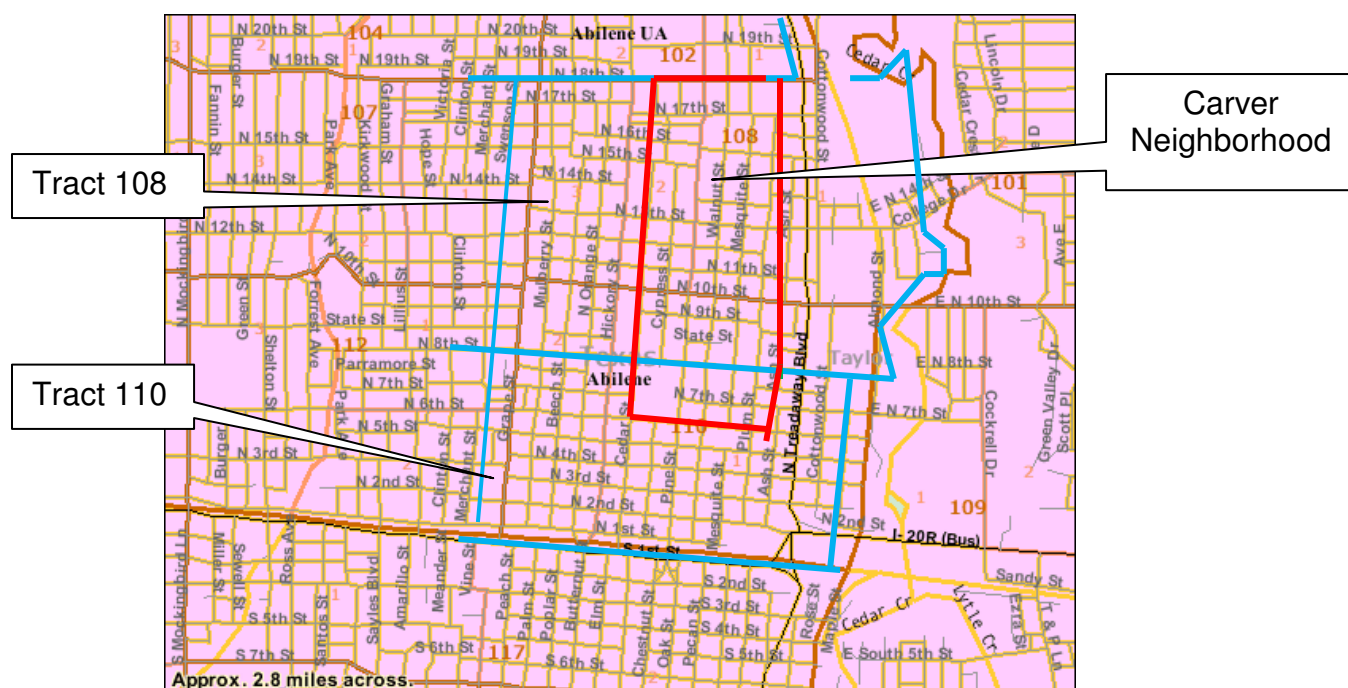
The median household income for residents was \$9,505, compared to the city, at large which was \$24,725. It was assumed that the high number of retirees accounted for the low income amount. Monthly rent or mortgage payments were under \$300 for 30% of the residents, while 46% had no payments. However, it was shown that 67% of residents were home owners.

2000 & 2010 Census

The Carver Neighborhood lies within Census Tract 108 and 110 and there are many blocks within the tracts. This creates an obstacle to obtaining accurate statistics, targeted at the neighborhood. Therefore, the specific information gathered with the 1997 Survey is the closest to present reality, until the 2010 Census Data becomes available. The following census maps provide a graphic view of the neighborhood showing how it fits within the census tracts and highlights specific blocks to illustrate how the 2000 Census data compares to current known statistics.

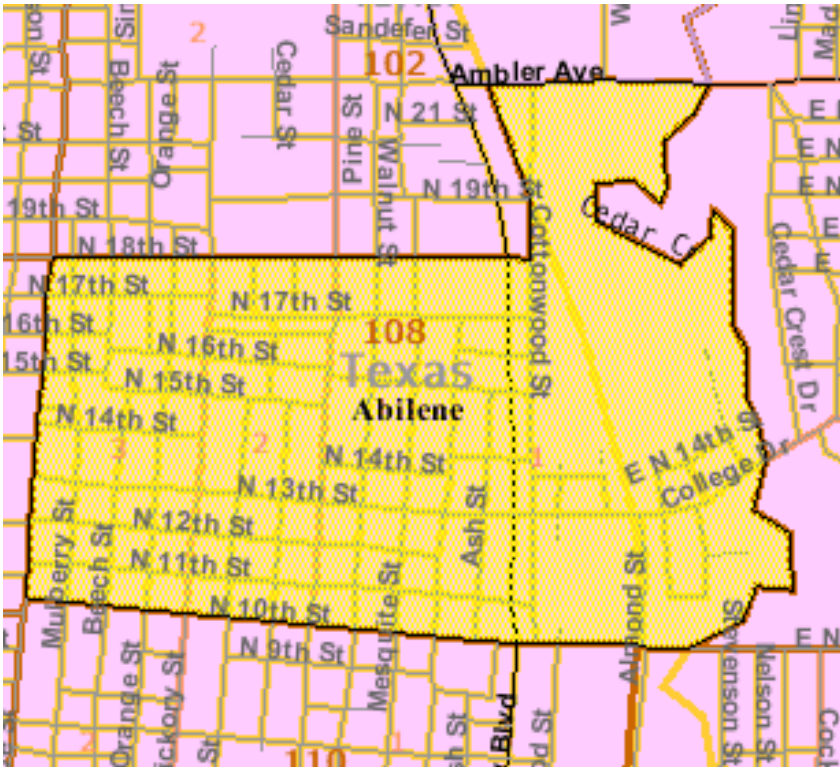
The following maps show the multiple number of blocks that exist in Tract 108 and Tract 110. Without the ability to collect data from within each block in the Carver Neighborhood it is impossible to accurately determine the most current statistics of age, race, income, education, etc. Until this information is available from the 2010 Census, the data in this report will be based upon the 2000 Census and the 1997 Survey of the Carver Neighborhood compared to information available in 2009 GIS maps.

2000 Census Map - Tract 108 & Tract 110

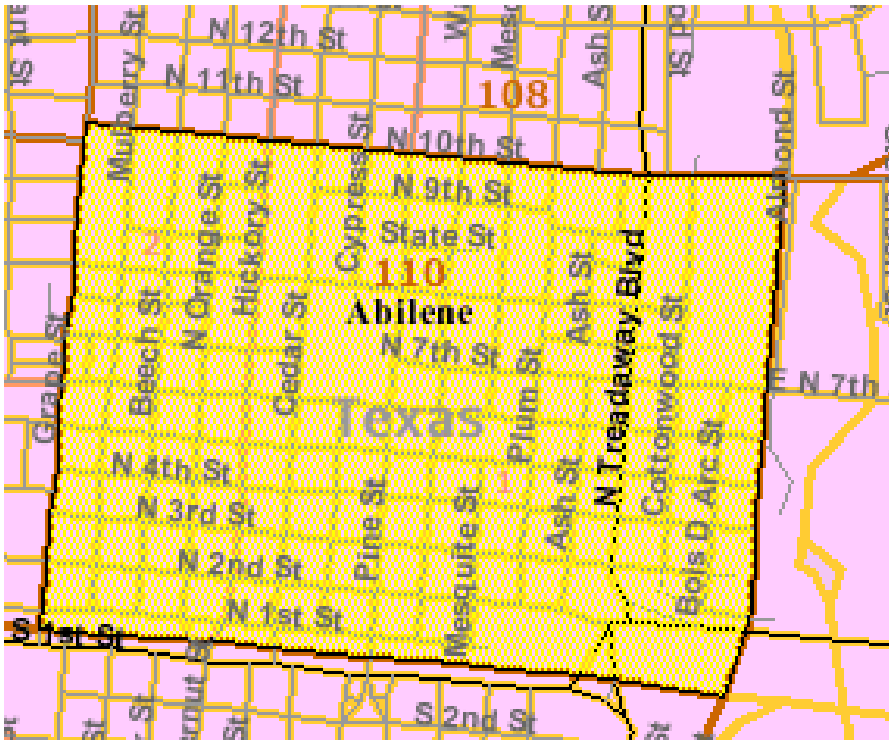


Isolating data pertinent to the Carver Neighborhood is difficult as Tracts 108 & 110 overlap and cover a much broader area that surrounds the neighborhood.

2000 Census Tracts 108 & 110

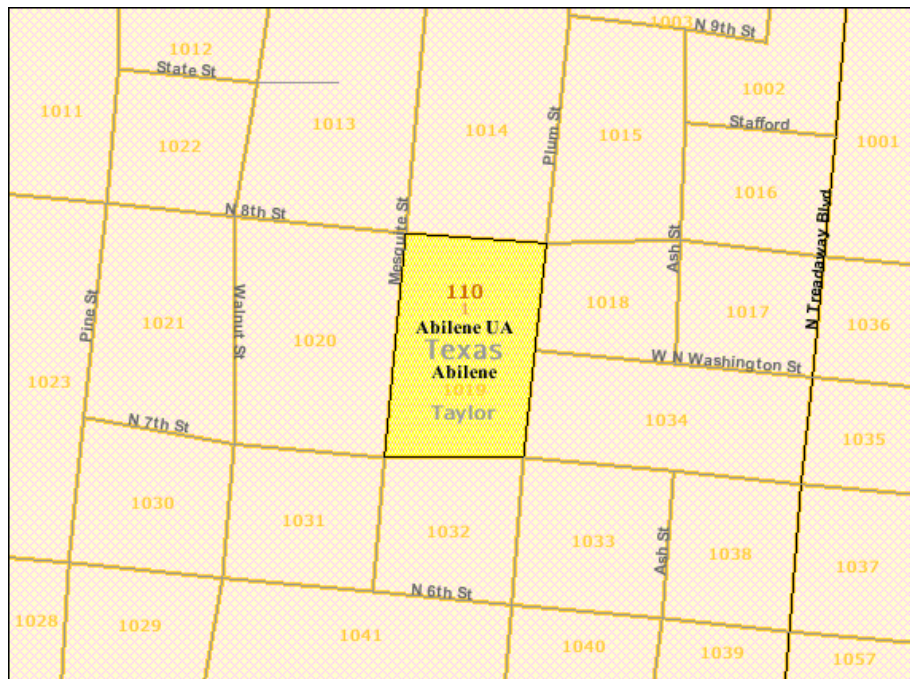


Tract 108

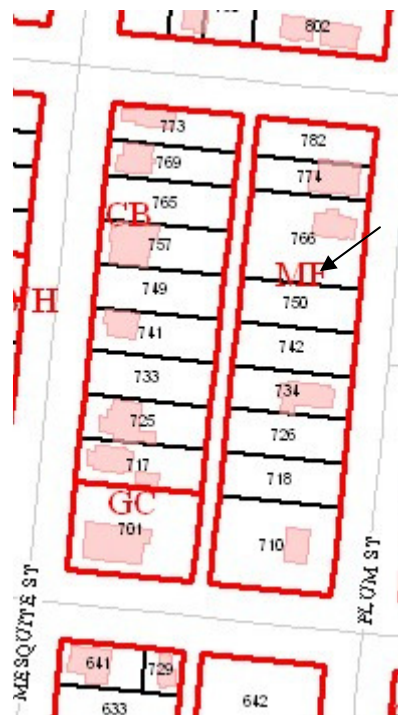


Tract 110

2000 Census Map – Tract 110 – Block 1019



Total Population- 18
Black/African American – 18



2009 GIS Map
19 Residential Lots
18 Property Owners

The current 2009 GIS Map confirms the accuracy of the 2000 Census and indicates no change in population in the block.

The map shows a residential area with the following streets and lot numbers:

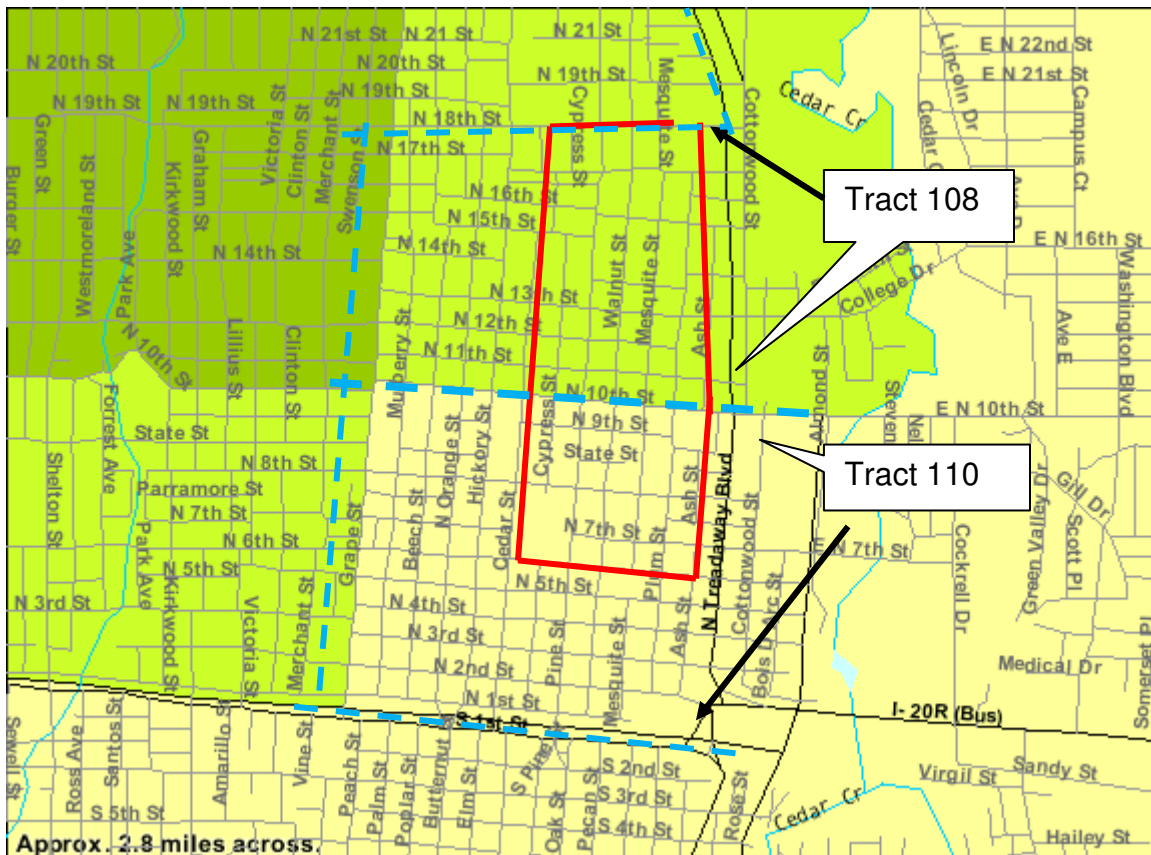
- North St** (top horizontal street):
 - Lot 1109 (top center)
 - Lot 1101 (left of 1109)
 - Lot 625 (right of 1101)
 - Lot 1110 (top right)
 - Lot 610 (left of 1110)
 - Lot 602 (right of 1110)
- Plum St** (middle vertical street):
 - Lot 1041 (top left of Plum St)
 - Lot 1025 (middle left of Plum St)
 - Lot 1017 (bottom left of Plum St)
 - Lot 1009 (bottom left of Plum St)
 - Lot 648 (bottom left of Plum St)
 - Lot 634 (bottom left of Plum St)
 - Lot 632 (bottom left of Plum St)
 - Lot 625 (bottom left of Plum St)
- Ash St** (right vertical street):
 - Lot 1042 (top right of Ash St)
 - Lot 1040 (middle right of Ash St)
 - Lot 1034 (middle right of Ash St)
 - Lot 1030 (middle right of Ash St)
 - Lot 1028 (bottom right of Ash St)
 - Lot 1026 (bottom right of Ash St)
 - Lot 622 (bottom right of Ash St)
 - Lot 618 (bottom right of Ash St)
 - Lot 610 (bottom right of Ash St)
 - Lot 602 (bottom right of Ash St)

Additional features include a pink shaded area on the left side of the map, a pink shaded area on the right side of the map, and a pink shaded area at the bottom center of the map. The map is overlaid with a grid of red lines, likely representing lot boundaries or zoning districts.

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The following 2000 Census Maps provide data for the Carver Neighborhood, including property ownership vs. renters, race and age.

2000 Census – Tracts 108 & Tract 110 Owner Occupied Property

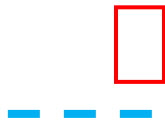


Legend

Medium Green - 67%- 78%

Light Green - 52%- 63%

Light Yellow - 38%- 48%

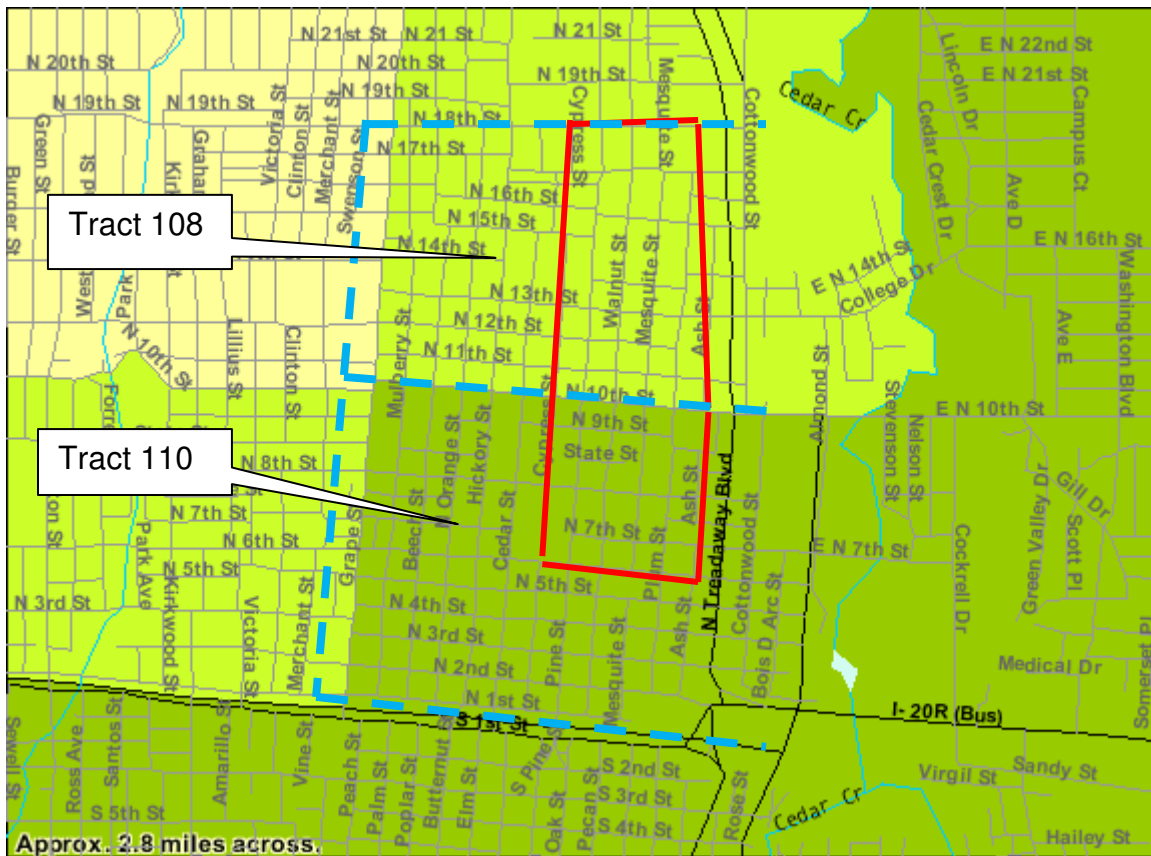


Carver Neighborhood
Census Tract Boundary

By visual comparison it is safe to conclude that in the northern section of the Carver Neighborhood there is approximately 60% owner occupancy, while in the southern section it is approximately 40%.

Note that these statistics are over ten years old.

2000 Census – Tracts 108 & Tract 110 Renter Occupied Property



Legend

Medium Green - 47%-73%

Light Green - 30%- 45%

Light Yellow - 21%- 32%



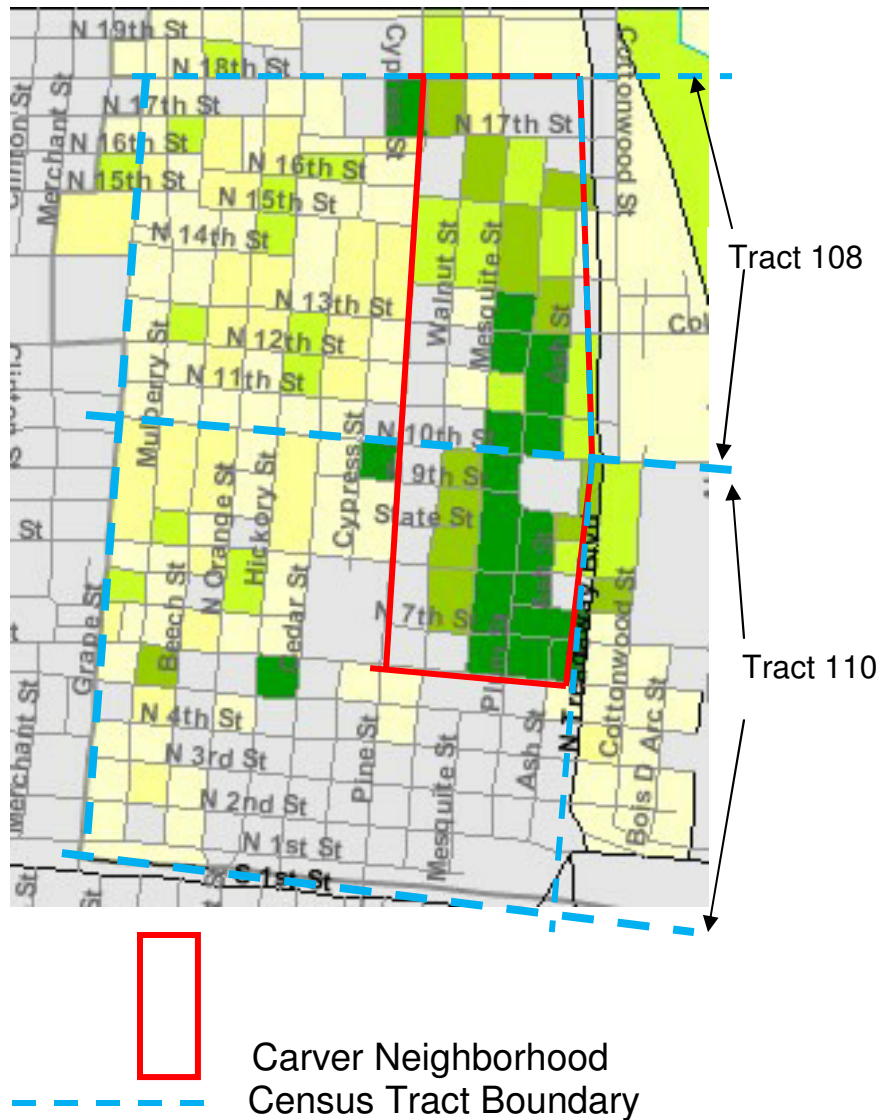
Carver Neighborhood



Census Tract Boundary

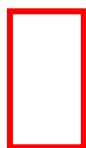
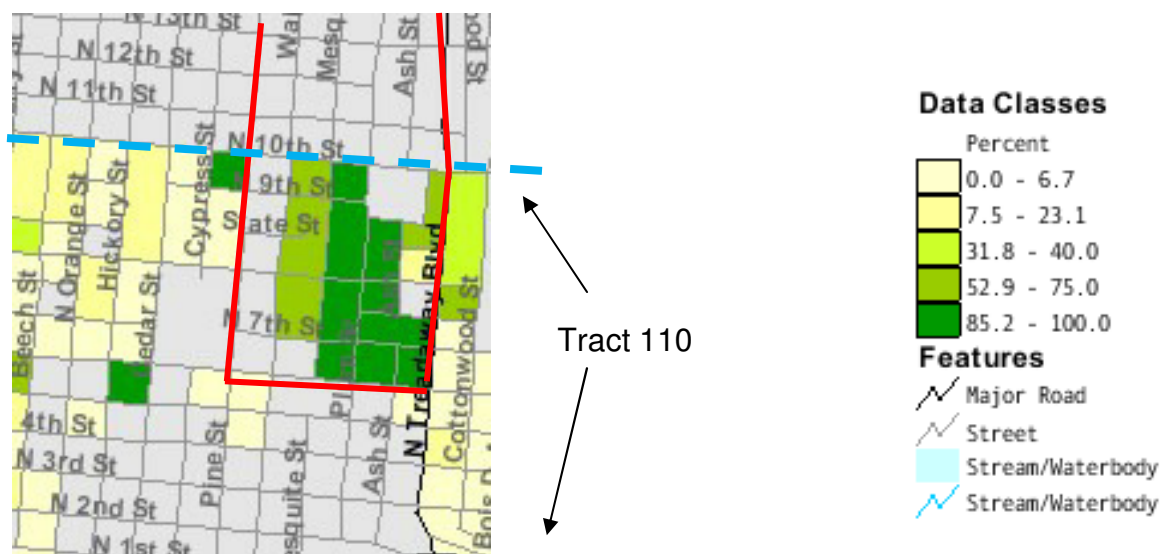
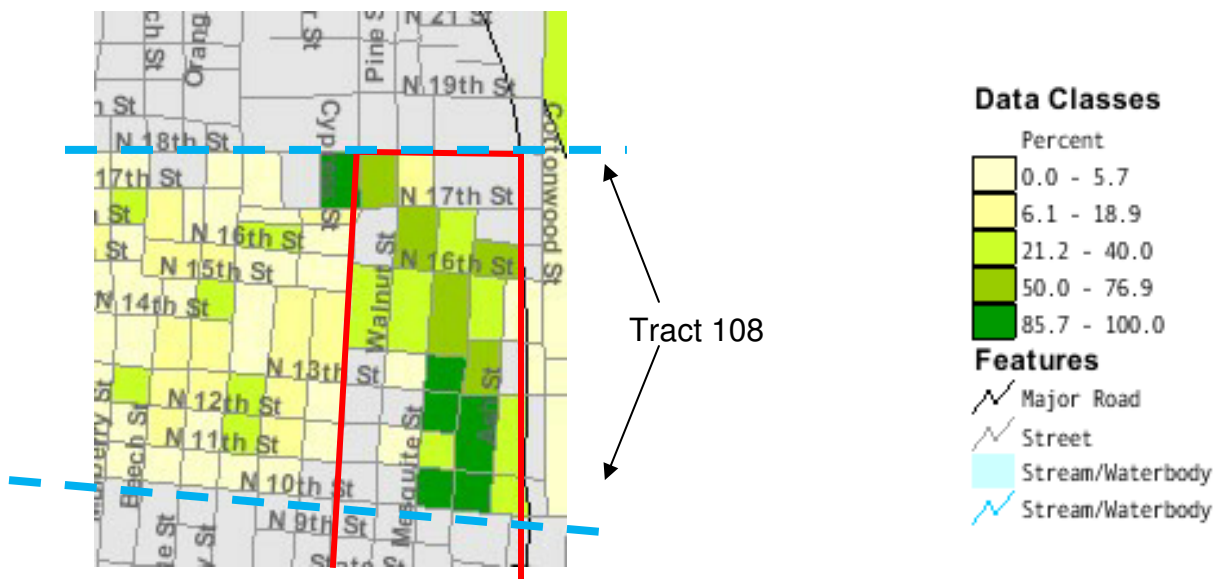
By visual comparison it is safe to conclude that in the northern section of the Carver Neighborhood has fewer renters than the southern section. Note that these statistics are ten years old.

2000 Census – Tracts 108 & Tract 110 African-American Occupied Property



2000 Census – Tracts 108 & Tract 110

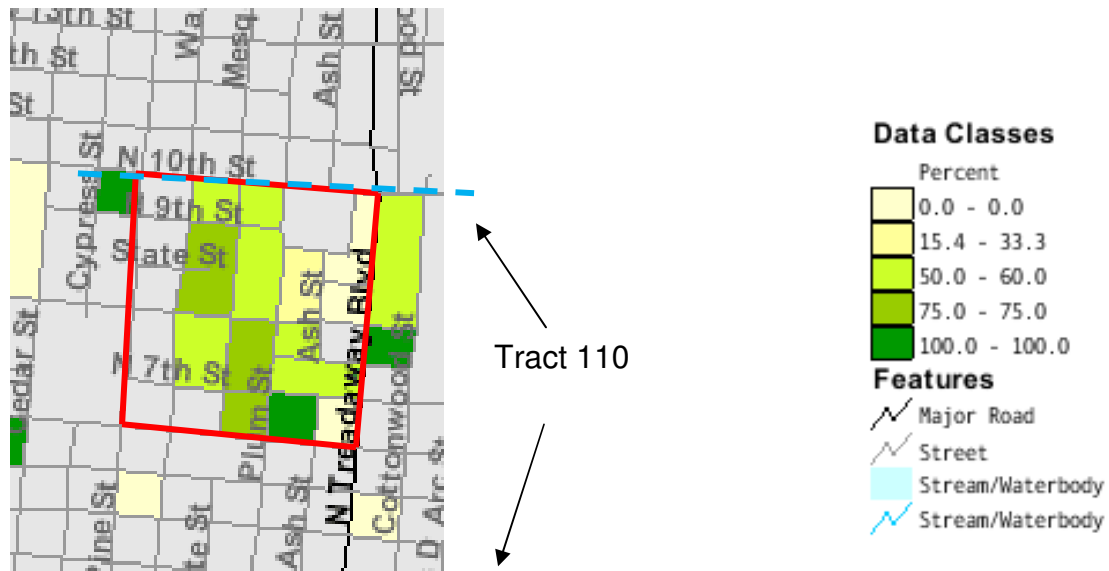
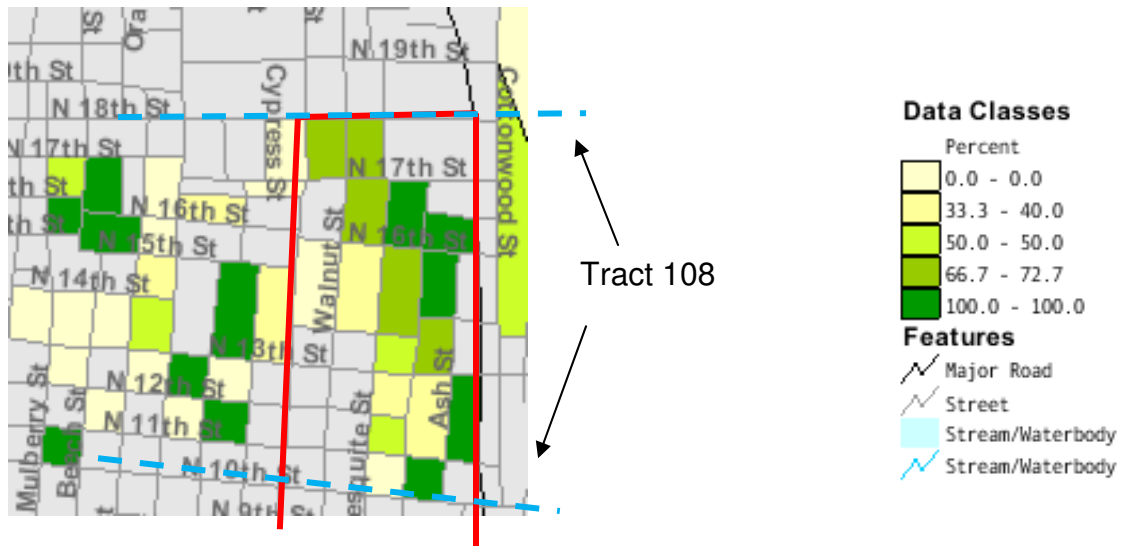
African-American Occupied Property within the Carver Neighborhood



Carver Neighborhood Boundary

Census Tract Boundary

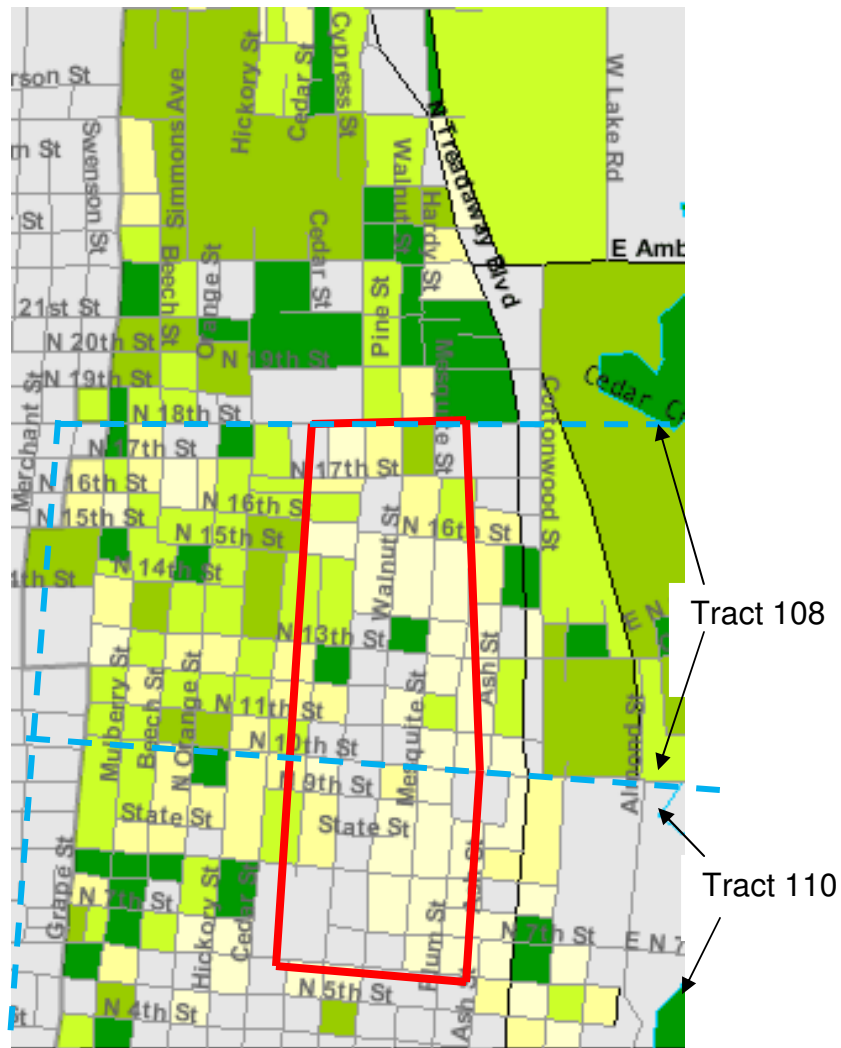
2000 Census – Tracts 108-110 Black/African American Property Owner-Occupied



Carver Neighborhood Boundary

 - - - Census Tract Boundary

2000 Census – Tract 108 & Tract 110 Caucasian/White Occupied Property



Legend

Dark Green - 93.3%- 100%

Medium Green - 78%-93%

Light Green - 56% - 77%

Yellow- 30% - 55.6%

Light Yellow - 15%-29.9%

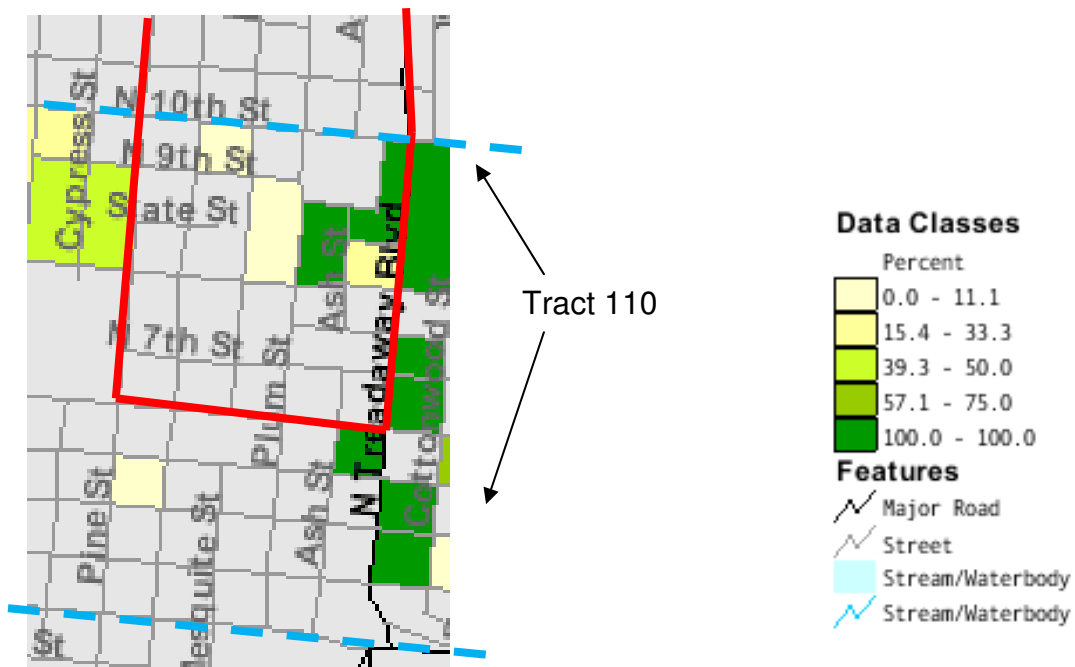
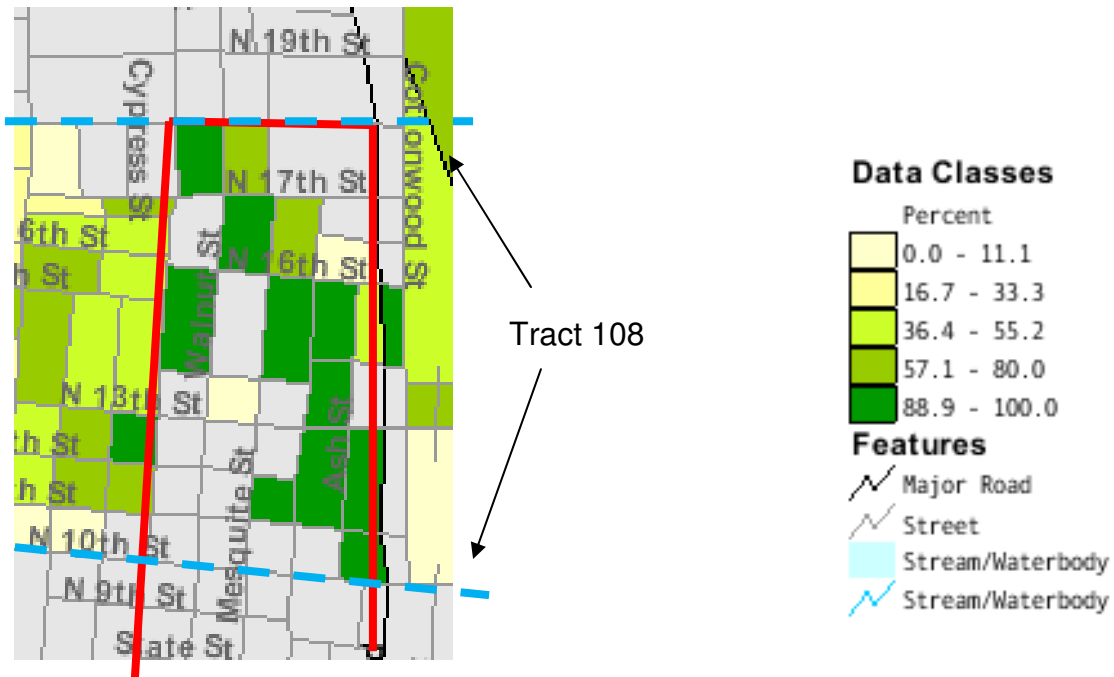


Carver Neighborhood



Census Tract Boundary

2000 Census – Tract 108 & Tract 110 **Caucasian/White Owner/Occupied Property**



 Carver Neighborhood Boundary
 Census Tract Boundary Line





The map shows a city grid with streets labeled. A red rectangle highlights a specific area, and a blue dashed line is drawn across the map. The streets shown include N 18th St, N 17th St, N 16th St, N 15th St, N 14th St, N 13th St, N 12th St, N 11th St, N 10th St, N 9th St, N 7th St, N Orange St, Hickory St, Cedar St, Cypress St, Walnut St, Mesquite St, Ash St, and Broadway Blvd. The highlighted area is bounded by N 16th St to the north, N 10th St to the south, and Broadway Blvd to the east. The blue dashed line runs horizontally across the map, passing through N 10th St.

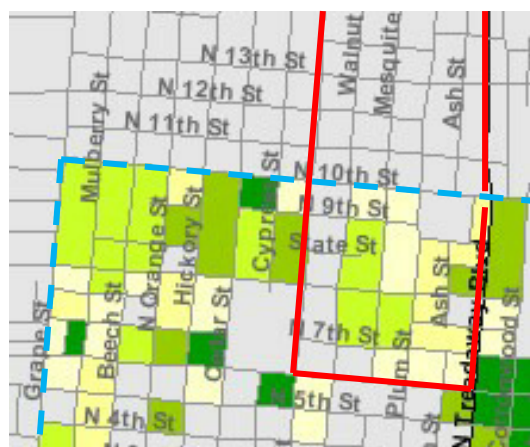
Data Classes

Percent

| |
|--------------|
| 0.0 - 15.8 |
| 17.9 - 37.5 |
| 40.0 - 52.9 |
| 55.3 - 77.1 |
| 83.3 - 100.0 |

Features

 Major Road
 Street
 Stream/Waterbody
 Stream/Waterbody







Tract 110

Data Classes

Percent

| |
|--------------|
| 0.0 - 3.0 |
| 8.3 - 20.0 |
| 27.5 - 46.4 |
| 50.0 - 80.0 |
| 87.0 - 100.0 |

Features

 Major Road
 Street
 Stream/Waterbody
 Stream/Waterbody

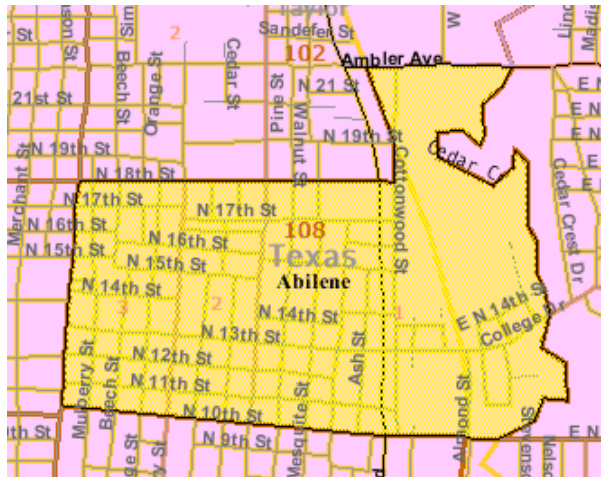


Carver Neighborhood Boundary

Census Tract Boundary Line

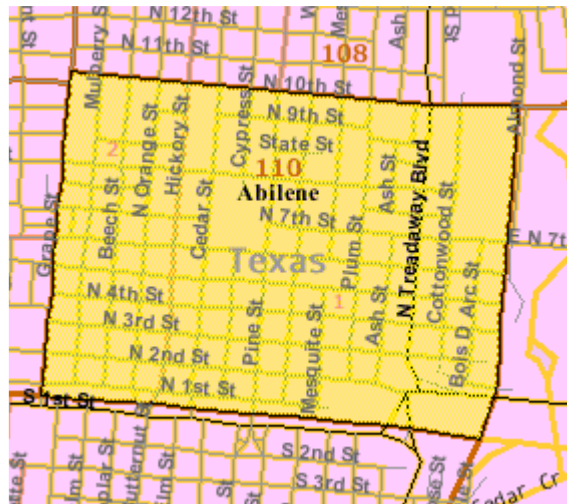
2000 Census – Tract 108 & Tract 110 All Ages

Tract 108



Median Age: 25.5 years
Under 5 years: 12.8%
18 years & over: 69.3%
65 years & over: 8.6%

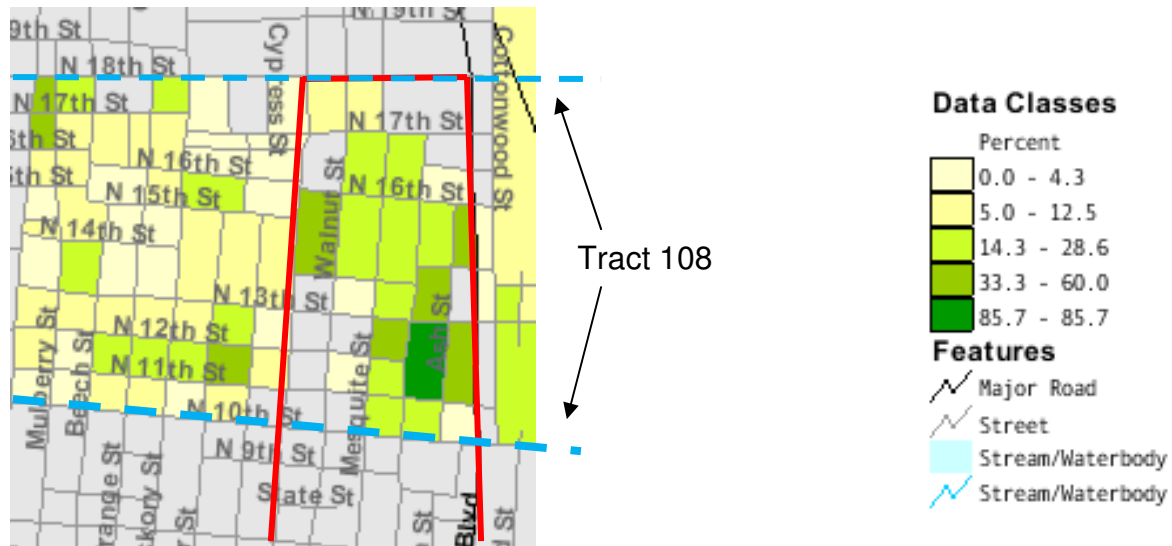
Tract 110





Median Age: 29.8 years
Under 5 years: 13%
18 years & over: 71.7%
65 years & over: 10.3%

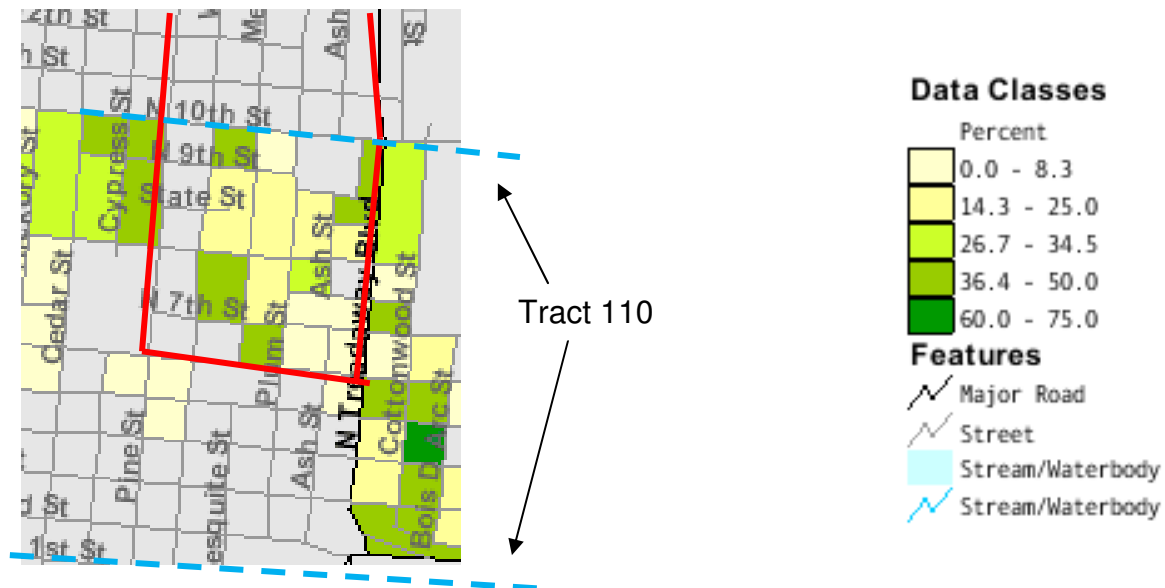
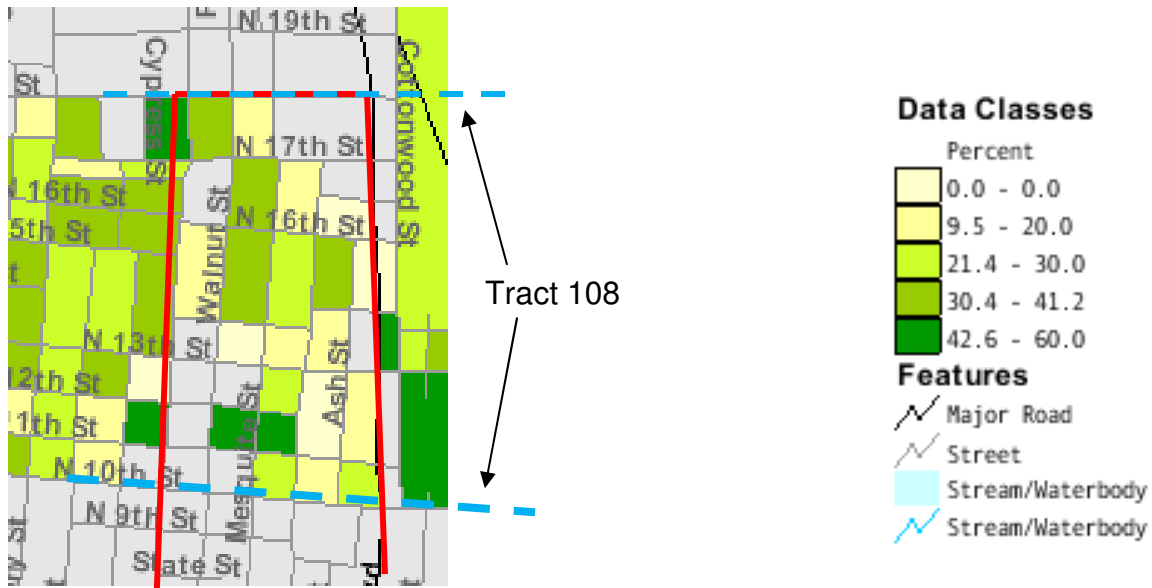
POPULATION OF Abilene city, TX: In 2007-2009, Abilene city, TX had a total population of 116,000 - 58,000 (50 percent) females and 58,000 (50 percent) males. The median age was 31.1 years. Twenty-four percent of the population was under 18 years and 12 percent was 65 years and older.



2000 Census - Tracts 108 & 110 Persons 65 years old & older



 Carver Neighborhood Boundary
 Census Tract Boundary Line

2000 Census - Tracts 108 & 110 Persons 18 years old & under



 Carver Neighborhood Boundary
 Census Tract Boundary Line

City of Abilene Poverty Rates – 2007-2009

American Community Survey

POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: In 2007-2009, 17 percent of people were in poverty. Twenty-three percent of related children under 18 were below the poverty level, compared with 9 percent of people 65 years old and over. Thirteen percent of all families and 34 percent of families with a female householder and no husband present had incomes below the poverty level.

Poverty Rates in Abilene city, TX; Abilene, TX Metro Area in 2007-2009
Percent below poverty level

| Age | Percent Below Poverty Line |
|--|-----------------------------------|
| 65 years and over | 9% |
| Related Children under 18 years | 23% |
| All Families | 13% |
| Female Householder Families | 34% |

Source: American Community Survey, 2007-2009

INCOME: The median income of households in Abilene city, TX was \$38,574. Eighty-one percent of the households received earnings and 19 percent received retirement income other than Social Security. Twenty-seven percent of the households received Social Security. The average income from Social Security was \$13,807. These income sources are not mutually exclusive; that is, some households received income from more than one source.

ACS 2005-2009 Economic Data

Percentage of families and individuals living below the poverty level

Tract 108

All People: 41.2%

Married Couples: 21.6%

Single- Female with children -5yr. under: 51.9%

Individuals 18 – 64 years: 29.5%

Individuals 65 years & over: 39.6%

Tract 110

All People: 23.6%

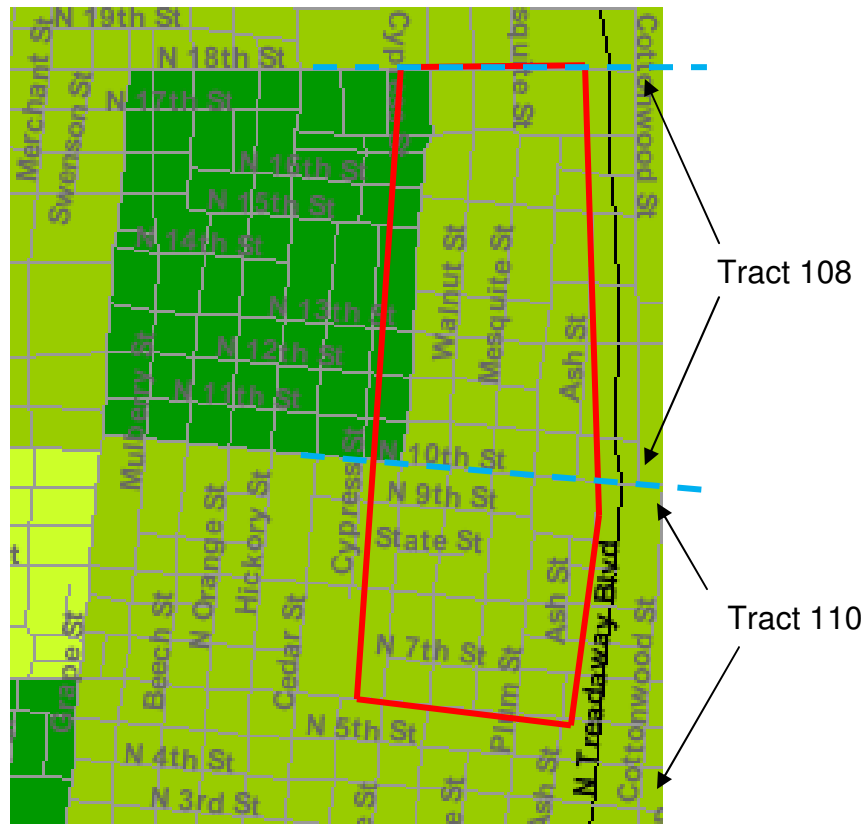
Married Couples: 22.6%

Single- Female with children -5yr. under: 34.4%

Individuals 18 – 64 years: 25.5%

Individuals 65 years & over: 47.6%

2000 Census – Tracts 108 & 110 Population Below the Poverty Line



Dark Green - 6.4% - 40.6%
Medium Green - 16.3 - 25.4%
Light Green - 8.6% - 15.5%

Carver Neighborhood Boundary
- - - - - Census Tract Boundary Line

The percent of citizens in the Carver Neighborhood who are living below the poverty line has not currently been extrapolated from the 2010 Census. It is plausible to assume that the poverty level has remained unchanged or possibly worsened over the past ten years considering the overall statistic of 17% for the entire city. The average of the 2009 data for Tract 108 and Tract 110 is 32.4%.

Vehicles per Household

Based on the 2000 Census, the households within block groups making up the Carver Neighborhood had the following vehicle ownership:

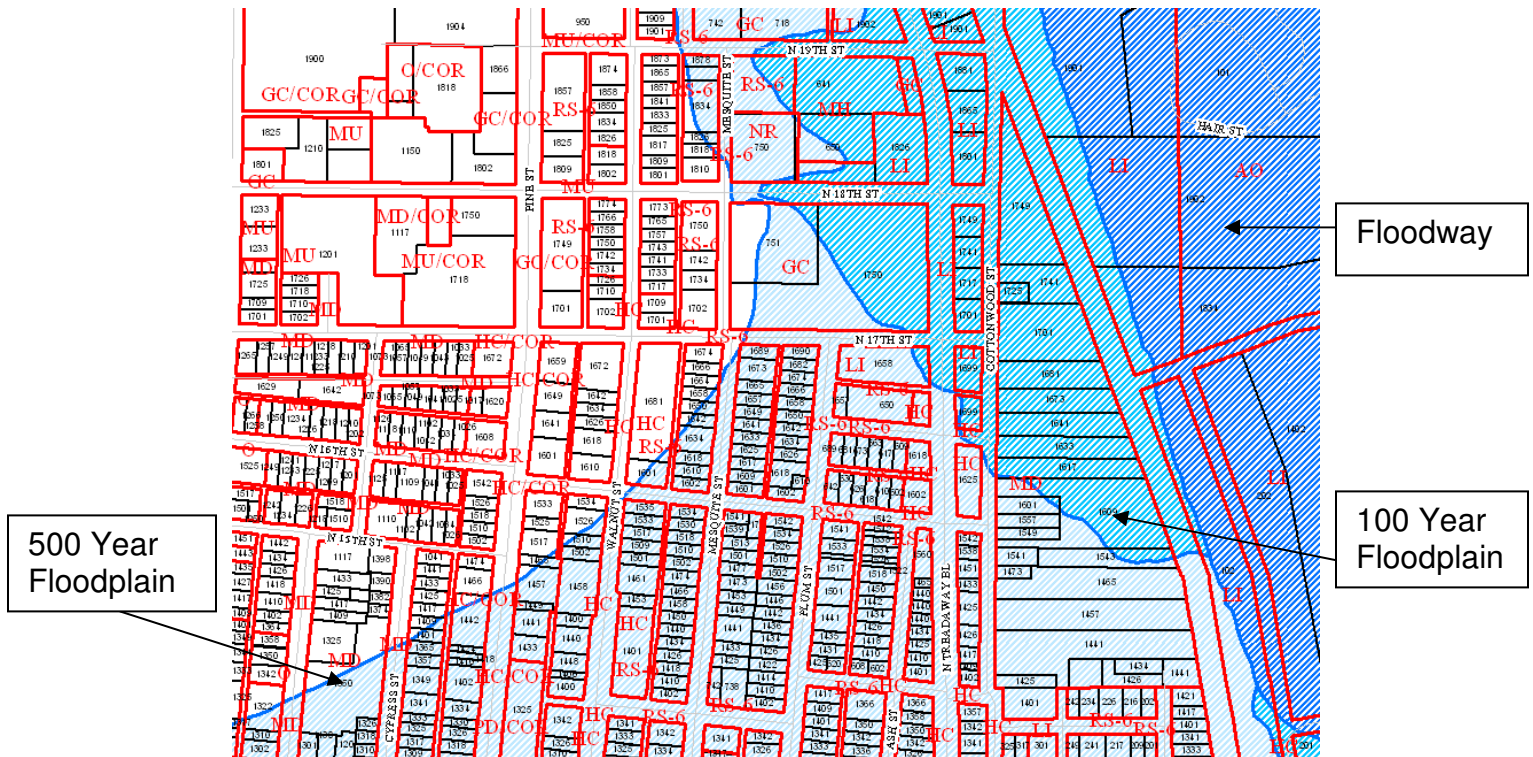
| Zero Cars | One Car | Two Cars | Three or more Cars |
|-----------|---------|----------|--------------------|
| 25% | 34% | 32% | 8% |

Chapter 4

Flood Zones

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Flood Zone Maps



**This map shows the area that is within the 500 Year Flood Plain.
The area in the northeast corner of the Carver Neighborhood is within the
100 Year Flood Plain.**

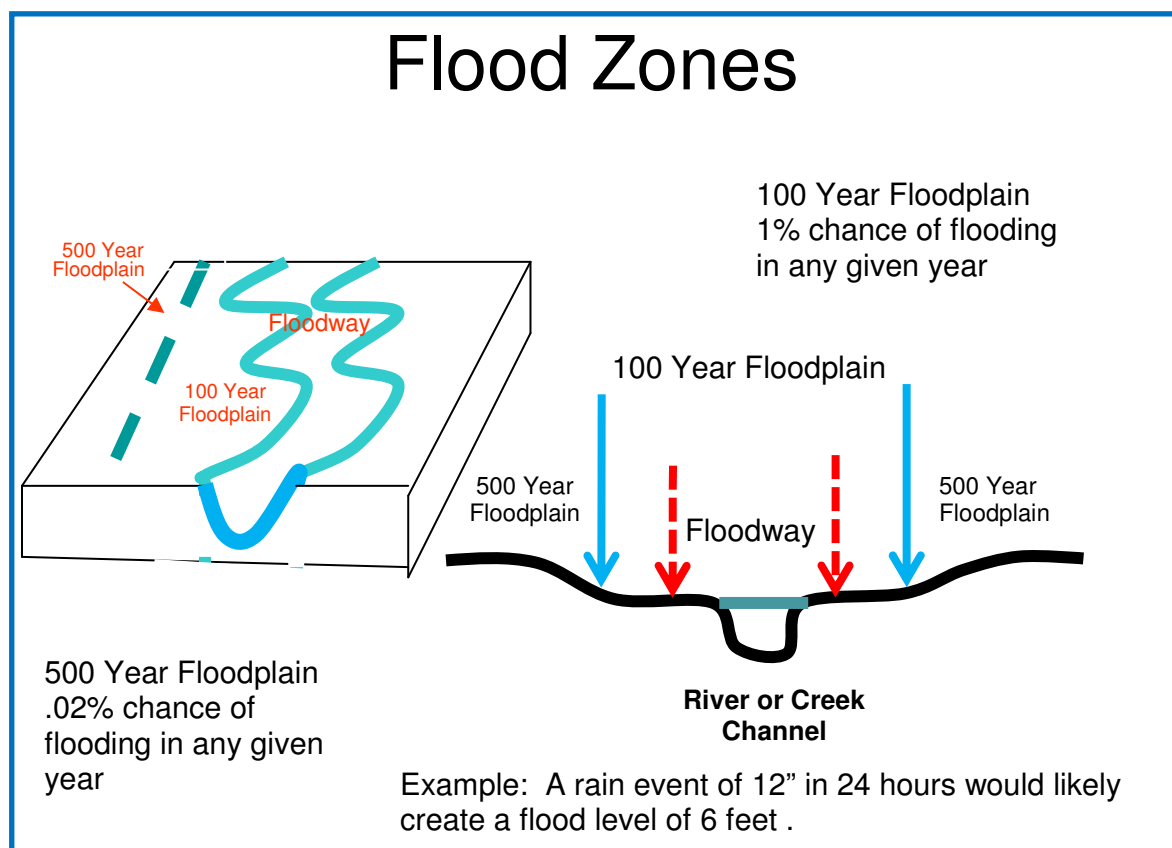
Floodplains are land areas adjacent to rivers and streams that are subject to recurring inundation. Owing to their continually changing nature, floodplains and other flood-prone areas need to be examined in the light of how they might affect or be affected by development. From time to time, bayous and creeks naturally come out of their banks due to heavy rainfall and inundate the adjacent land. This area that is inundated is referred to generally as a floodplain. Residences and businesses within the floodplain are considered to be at risk of being damaged by flooding.

Floodway vs. Floodplain

According to FEMA (the Federal Emergency Management Agency), a “floodway” is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway is the critical portion of the floodplain which includes the stream channel and any adjacent areas that must be kept free of encroachments that might block flood flows or restrict storage of flood waters. Communities must regulate development in these

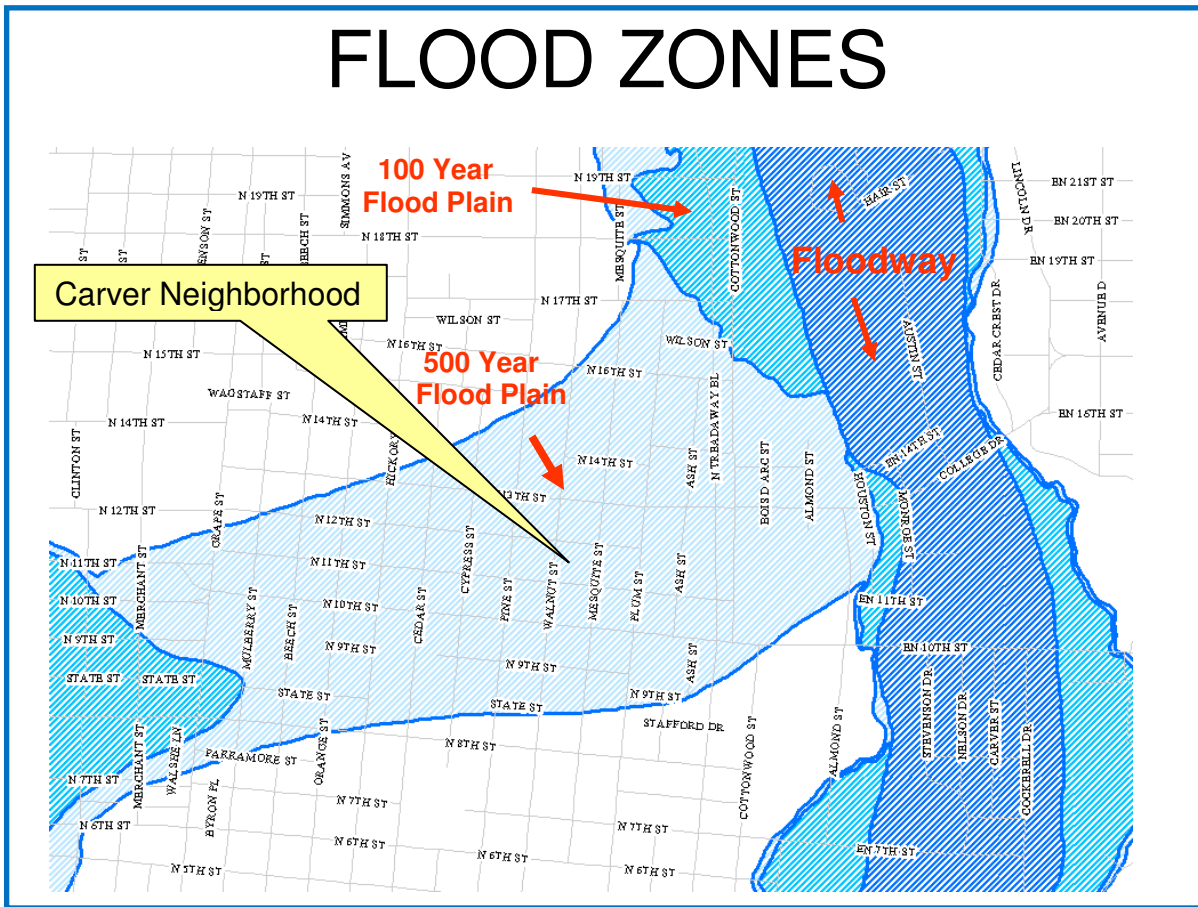
floodways to ensure that there are no increases in upstream flood elevations.

The “floodplain” is typically expressed by stating its frequency of occurrence. For example, the 1% (100-year) floodplain represents an area of inundation having a 1% chance of being equaled or exceeded in any given year, whereas the 2% (50-year) flood plain has a 2% chance of being equaled or exceeded in any given year. FEMA Flood Insurance Rate Maps (FIRMs) show the 1% (100-year) and 0.2% (500-year) floodplains. Flood hazard areas identified on the Flood Insurance Rate Map, by the National Insurance Flood Program, are identified as a Special Flood Hazard Area (SFHA). SFHA’s are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is also referred to as the base flood or 100-year flood.



Following FEMA requirements, the City of Abilene regulates development within the floodway, where most development is prohibited, and the 100-year floodplain, where development can occur but subject to limitations.

Fortunately for the Carver residents, the neighborhood falls entirely in a 500 year flood zone, except for a small area in the upper north east corner along Treadaway Blvd. This means that all the vacant lots in the neighborhood are buildable and have no restrictions relative to flooding issues, either from the city or in terms of being eligible for Community Development Block Grants.



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Chapter 5

Community Meeting: May 19, 2011

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Community Meeting
May 19, 2011

Carver Community Sharing

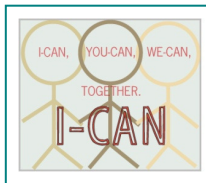


Meet Your Neighbors
Share Ideas
Discuss Future Plans

Place: G.V. Daniels Recreation Center

Date: Thursday, May 19, 2011

Time: 6:00 p.m. – 8:00 p.m.



Enjoy Refreshments
Receive a Free CFL Energy Saving Light Bulb

The community meeting was attended by at least fifty enthusiastic residents, anxious to share their thoughts and ideas. A brainstorming session was conducted through the use of a SWOT Analysis activity. Residents freely expressed their concerns and suggestions for improvement of their neighborhood. The results of the discussion are shown below. A summary of these results is located at the end of this chapter.

A SWOT Analysis was conducted with the following results:

Strengths – Weaknesses – Opportunities – Threats

Issues of Top Priority

Strengths

- Historic value of the neighborhood (4)
- Plenty of local religious services, many churches including Baptist, Church of Christ, Methodist, and Pentecostal, 13 churches altogether (3)

Weaknesses

- Lack of public transportation, the city took the bus away to Ambler and many people used to use it (6)
- Need more lighting on the streets, closer together and constructed in a way to discourage vandalism (6)
- Flashing light/caution light at North 8th in front of G.V. Daniels (5)
- Abandoned buildings need to be cleaned up (5)
- Need a more political involvement from the city, no councilmen in the area (4)
- Four traffic corridors become 'raceways' for drivers on 10th, 8th, 7th, and 6th and there needs to be a traffic light in front of the Head Start Center at 10th and Plum Street that can be turned on during high traffic volumes (4)
- More outside support and participation (3)

Opportunities

- Utilize G.V. Daniels for more community activities (3)

Threats

- Community perception of the neighborhood as dangerous and full of drugs and prostitution (5)

| SWOT Matrix | | |
|---|--|--|
| | STRENGTHS <ul style="list-style-type: none"> • Historic value of neighborhood • Many religious institutions | WEAKNESSES <ul style="list-style-type: none"> ▪ CityLink Time Schedule to Ambler ▪ Inadequate Street Lights ▪ No flashing light at G.V. Daniels ▪ No traffic light at Early Head Start Center ▪ Speeding traffic ▪ Abandoned buildings ▪ No outside support ▪ Lack of political involvement from the city |
| OPPORTUNITIES <ul style="list-style-type: none"> ▪ G.V. Daniels for more community activities | <ul style="list-style-type: none"> ▪ Community programs on crime prevention ▪ Educational programs for low income families ▪ Job training programs ▪ Community fundraising activities ▪ Neighborhood Museum | <ul style="list-style-type: none"> ▪ Revise bus schedules ▪ Install/repair street lights ▪ Install traffic lights ▪ Demo/remove condemned buildings ▪ I-CAN and ANI liaison to City of Abilene ▪ HUD/Federal grants |
| THREATS <ul style="list-style-type: none"> ▪ Negative Perception of Crime | <ul style="list-style-type: none"> ▪ Neighborhood watch program | <ul style="list-style-type: none"> ▪ Maintained streets discourage crime ▪ Street lights discourage crime ▪ Police Patrol: assigned NE Commander |

Community Meeting Synopsis

The residents who participated in the information gathering process, on behalf of their neighborhood, freely shared their thoughts, ideas and concerns. The input collected at this community meeting is invaluable for making improvements in the neighborhood. Insights, such as the need for expanded offerings for the youth and retired citizens who utilize the G. V. Daniels Recreation Center; the need for greater participation by residents for the improvement of the neighborhood; and the desire for greater neighborhood representation within the city.

Specific needs have been defined, which is helpful in developing a plan for the future of the Carver Neighborhood. These issues tend to be centered around infrastructure deficiencies, such as sidewalks, street lights, bus routes, stop lights, flooding and traffic. Many of these problems can be resolved with physical improvements on the ground, both through Capital Improvement Projects, Code Enforcement, relative to property standards, and traffic enforcement.

Although the proliferation of drugs has greatly decreased since the Carver Plan of 1998, drug dealing still exists and causes discomfort among the residents, who fear being victimized. A continued focused police presence, including targeting specific locations, could further discourage the activity through diligent enforcement.

Residents expressed a desire to improve and protect the neighborhood they love and call home. Several respondents remarked about the peacefulness they feel in the neighborhood and have no intention of moving away. Several residents mentioned the attributes of the neighborhood, such as the historic buildings, churches, close proximity to downtown, buildable lots and the unique opportunity to develop a vital neighborhood.

Chapter 6

Goals & Objectives

1998 & 2011

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Goals & Objectives 1998 & 2011

Community & Economic Development

Goal: Establish a foundation and funding resources for business opportunity and growth in the Carver Neighborhood.

Objectives:

- Create a neighborhood-based organization to promote economic development
- Recruit and encourage new business development
- Provide job training and placement for residents

Health & Welfare

Goal: Identify, enhance, and preserve access to education, health needs, and social services in the Carver Neighborhood.

Objectives:

- Identify local resources within the neighborhood
- Provide education and training opportunities for residents
- Identify health concerns, including public health nuisances, traffic hazards and child safety

Historic Preservation & Culture

Goal: Preserve and enhance the historic and cultural character of the Carver Neighborhood.

Objectives:

- Establish a cultural museum in the neighborhood
- Develop an educational history program

Housing

Goal: Increase the quality and quantity of housing stock in the Carver Neighborhood.

Objectives:

- Increase quantity of available single & multi-family housing units
- Improve condition of existing housing stock

Land Use

Goal: Facilitate quality and compatible land use in the Carver Neighborhood.

Objectives:

- Encourage quality and neighborhood-friendly commercial and residential land use, including a mixture of alternatives to traditional single-family housing
- Promote beautification along public rights of way
- Renovate or remove deteriorated structures
- Improve Stevenson Park facilities and drainage
- Designate the entire Carver Neighborhood as a designated “Infill Area”

Public Services

Goals: Enhance the level and quality of public service in the Carver Neighborhood.

Objectives:

- Improve infrastructure, including sidewalks and street lights
- Expand activities and educational and cultural offerings at the G.V. Daniels Recreation Center
- Adjust CityLink schedule to better serve the residents
- Develop better communication between law enforcement and residents

Plan Strategies

The strategies on the following pages reflect the 1998 Plan actions and what has been accomplished, as well as new goals as part of this 2011 Plan.

| COMMUNITY & ECONOMIC DEVELOPMENT | | | | | |
|--|--|---|-------------------------------|--------------------------|---|
| Goal: Establish funding resources for business opportunities | | | | | |
| Objective A: Create a neighborhood-based organization to promote economic development | | | | | |
| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIP | FUNDING SOURCES | TIMETABLE | REMARKS/STATUS |
| 1 | Form a Community-Based Development Organization | I-CAN ANI NIP City | CDBG Private Grants | 1998 Currently Active | CDBG funding approved 1997 Private foundation grant awarded 1997 Neighbors In Progress (NIP) established |
| 2 | Establishment of ICAN office with CBDO | I-CAN NIP LCF City of Abilene | CDBG GF Private | 1998 Currently Active | NIP purchasing vacant lots on which to build duplexes and single-family homes |
| Objective B: Recruit and encourage development of new business, skills training and job placement | | | | | |
| 1 | Conduct market feasibility study to determine business needs and desires in community | I-CAN Private Institutions CBDO | CDBG Private | 1999 2011- 2012 | ACU conducted a study through the Social Science Dept. – 1999 Update study in 2011-2012 |
| 2 | Make entrepreneurial training and financing available to residents | I-CAN/CBDO SBDC Local financial institutions NAACP | ½ cent tax CDBG Private | 1999 2011- 2012 | Establish Business Incubator Computer training lab at G.V. Daniels ACU- IT students volunteer as trainers |
| 3 | Develop partnerships with major employers Hendrick/HSU/ ACU to determine employment opportunities | I-CAN NIP Private | Private CDBG | 1999 2011-2012 | NIP works to obtain scholarships and job placement for residents |
| 4 | Work with Texas Workforce Commission to identify and develop job training and Job placement programs | I-CAN NIP Small Business Development Center WTCOG Workforce Development Board | Private Grants Public | 1999 2011-2012 | To be reestablished |

HEALTH & WELFARE

Goal: Identify resources, enhance access to education, health & social services

Objective A: Identify human resources, provide education & serve health needs

| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIP | FUNDING SOURCES | TIME TABLE | REMARKS STATUS |
|--------|--|---|-----------------------------|---|--|
| 1 | Conduct neighborhood survey for skills & talents | I-CAN Volunteers Residents | ICAN Private | 1997 2011-2012 update | Completed September 1997 Revise 2011 |
| 2 | Enhance and expand activities at G.V. Daniels for seniors & youth | I-CAN G.V. Daniels City of Abilene Parks & Recreation Resident Volunteers Central Abilene Ministries | General Fund CDBG | 1998 2011- 2012 | Survey residents for current needs & interests |
| 3 | Link residents interested in job training to Career Stop and Texas Workforce | I-CAN NIP | CDBG Private | 1999 2011-2012 | G.V. Daniels and ministries may disperse information to citizens |
| 4 | Provide regular health screenings through churches and G.V. Daniels | I-CAN Sears Helping Hands Private health providers Abilene Intercollegiate School of Nursing | Public Private Grants | 1997 2011 ongoing | Health screenings held in 1997 |
| 5 | Inform appropriate city departments and agencies regarding major health concerns in neighborhood | I-CAN City ANI Residents | CDBG General Fund | 1997 2011 ongoing | Initially coordinated by Planning & Development Services |
| 6 | Provide ICAN with regular reports regarding city departments' response to public health concerns | I-CAN City CD ANI Health Dept. Public Works Police West Texas Tribune | General Fund | 1997 2011 ongoing | Initially coordinated by Planning & Development Services |
| 7 | Provide information on city services for health & safety concerns | I-CAN City ANI | General Fund CDBG | 1999 2011 ongoing | Information can be dispersed from churches and G.V. Daniels |
| 8 | Develop Community based policing program | I-CAN City Police City Community Development | General Fund CDBG | 2005-006 Neighborhood Policing 2011 ongoing | Currently Assigned Lt. Joe Tauer NE Commander |

HISTORIC PRESERVATION AND CULTURE

Goal: Preserve and enhance the historic and cultural character of the Carver Neighborhood

Objectives: Establish cultural facility, install historic markers, foster cultural enrichment

| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIPS | FUNDING SOURCES | TIMETABLE | REMARKS/STATUS |
|--------|--|--|--|------------------------------|--|
| 1 | Build G.V Daniels Gymnasium | City Parks & Recreation CD | CO CDBG | 1998-1999 | Completed |
| 2 | Acquire & place Historic Markers Flag Pole & Flag for African American Military Servicemen | Taylor County Historical Commission TIF APL City Community Services | TIF Private GF | 1998 - 2000 | Installed at Macedonia Church/Mt. Zion Church/Cemetery- African American Veteran Memorial Flag Pole & Flag installed in cemetery |
| 3 | Establish Carver Historic Museum at 630 Washington St. | I-CAN NIP City Non-profits | Private Donation I-CAN pays legal fees | Building acquired 2007 | City/Taylor County/AISD Taxes forgiven on property |
| 4 | Establish Buffalo Soldiers Trail EN 7 th –Pine to Cockerell- with sidewalks, signs, landscaping | Taylor County Historical Commission I-CAN NAACP ANI City | Private Public Grants City | 2010 - Ongoing | Buffalo Soldiers Trail listed on Texas Historic Registry |
| 5 | Pursue street renaming to honor Carver pioneers | I-CAN ANI City | City Public Private | 1999 – Ongoing project | Develop in conjunction with Carver Historic Museum |
| 6 | Propose & implement plans for multi-cultural events | I-CAN NAACP ANI | Private | 2011 | Block Parties, Senior Prom, Reunions Carver Teens Talent Show |

HOUSING

Goal: Increase the quantity and quality of housing stock in the Carver neighborhood

Objective: Increase availability of single and multi-family units

| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIPS | FUNDING SOURCES | TIMETABLE | REMARKS/STATUS |
|--------|---|--|------------------------|----------------|--|
| 1 | Survey neighborhood for housing and demographics | Planning & Development Services /I-CAN ANI/LCF | CDBG Private | 2011 Ongoing | 1997 Survey completed |
| 2 | Encourage renters to participate in the city's match-based Rental-Rehab Program | Planning & Development Services Housing City Building Inspections | CDBG | 1999 - Ongoing | ICAN meets with volunteers to repair houses |
| 3 | Carver appropriate area for the Public Housing Authority's First Time Home Buyers Program | City Housing Planning & Development Services Local banks CDBG NIP | CDBG Private | 1999- Ongoing | Single-Family Units proposed for future, however duplexes can be sold in the future. |
| 4 | Encourage Habitat for Humanity to build houses in Carver Neighborhood | I-CAN/NIP ANI Planning & Development Services Non-profits | Private/Public Grants | 1999 -2000 | 3 Habitat Houses and 2 renovated houses on Ash, Plum & Mesquite streets in Carver |
| 5 | Encourage construction of multi-family units | NIP Office of Neighborhood Services | Private Public | 2004 | Carver Townhomes 18 Units built on Plum St & Mesquite St |
| 6 | Market vacant lots for single & multi-family units | NIP Planning & Development Services, Local Banks | CDBG Private | 2001 - Ongoing | Currently in 2011 - 16 lots purchased for 10 duplexes and 6 single-family units |
| 7 | Encourage local banks to participate in low interest loan programs, Title I Home Improvement Program for home repair | I-CAN NIP Planning & Development Services Housing Local Banks | Federal Grants Private | 1998- Ongoing | Future Development |
| 8 | Assist residents to enlist help of existing programs for home repair, Free Paint Program, Emergency Repair & weatherization | Planning & Development Services Housing Call for Help 211/ Community Action Program Private non-profit Dyess AFB | CDBG Public Grants | 1997 -Ongoing | Organize Volunteers |
| 9 | Assist elderly & disabled with home repairs | I-CAN/ANI/City CPDS/Sears Helping Hands | Private | 1998 | Organize volunteers |

LAND USE

Goal: Facilitate quality neighborhood-compatible land use

Objective A: Rezone properties from Heavy Commercial to less intensive zoning districts

| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIPS | FUNDING SOURCES | TIMETABLE | REMARKS/STATUS |
|--------|--|--|-----------------|----------------|---|
| 1 | Rezone Heavy Commercial properties along Pine Street, Treadaway Blvd. | I-CAN City Planning Hendrick Texas Tech | General Fund | 1998 - Ongoing | Zoning changes as property is redeveloped 2010 – Many areas have already been rezoned to Medical Use or College/University |
| 2 | Rezone Heavy Commercial properties on N 13 th St. to resid. | I-CAN City Planning | General Fund | 1998 - Ongoing | Currently zoning changes as property is redeveloped |
| 3 | Rezone from General Commercial to Office on N 17 th - 18 th at Pine St. & Walnut St. | I-CAN City Planning | General Fund | 1998 -Ongoing | 2010 - Current Zoning changes have been to Office or Medical Use |

Objective B: Renovate or remove deteriorated structures

| | | | | | |
|---|--|-------------------------|---------------------------|----------------|--|
| 1 | City Code Enforcement, Board of Building Standards work to clean-up properties | I-CAN City Residents | CDBG Private Public | 1998 - Ongoing | 2010- Currently, several structures have been condemned, demolished and removed |
| 2 | Adopt a Property Maintenance Code | City | General Fund | 2012-2013 | Determination to be made whether Code should apply citywide, to particular areas, or to particular land uses |

Objective C: Improve Stevenson Park community facilities

| | | | | | |
|---|---|---|----------------------|------------|----------------|
| 1 | Stevenson Park pool and playground repaired or replaced | City Parks & Rec. Planning & Development Services | General Fund CDBG | 1999 -2002 | Work Completed |
|---|---|---|----------------------|------------|----------------|

Objective D: Designate Carver Neighborhood as an “Infill Development Area”

| | | | | | |
|---|--|------------------------------------|--------------|-------------|--|
| 1 | Designate the neighborhood as an infill area eligible for development incentives under the City’s Infill Program | Planning & Development Services | N/A | 2011 | Will be accomplished through the Plan’s adopting resolution |
| 2 | Continue with implementation of the City’s proposed Infill Development Strategy | Planning & Development Services | General Fund | 2012 - 2015 | As staffing and resources allow, City staff will proceed with additional action items. |

PUBLIC SERVICES

Goal: Improve public services for the Carver Neighborhood

Objective A: Improve infrastructure (street lighting & sidewalks) and property conditions

| ITEM # | STRATEGIES | ANTICIPATED PARTNERSHIPS | FUNDING SOURCES | TIMETABLE | REMARKS/STATUS |
|--------|---|--|----------------------|-------------------|--|
| 1 | Repair or replace street lights and install additional lights, increase wattage from 70 watt/high pressure sodium to 175 watt/mercury vapor | AEP I-CAN Planning & Development Services & Public Works | CDBG General Fund | Completed in 1999 | 2011 – Currently In need of maintenance and repair/replacement |
| 2 | Coordinate community meetings with city officials to inform residents of public services | I-CAN ANI City | CDBG General Fund | 1998 - Ongoing | 2011 Continue Program |
| 3 | Revise City Link schedule from Carver to Ambler directly | I-CAN ANI City Link | Public Grants | 1998 - Ongoing | 2011 – Shorten time between buses for resident's convenience |

Objective B: Expand G.V. Daniels Recreation Center and enhance activities offered

| | | | | | |
|---|---|--|-------------------------------|--|---|
| 1 | Construct G.V. Daniels Gymnasium | City Parks & Recreation | CO CDBG | 1998 2011 Interior Renovation of G.V.D | CDBG funding approved 1997, CO funding approved 1998, Construction completed 1999 |
| 2 | Access needs and increase activities offered to youth & seniors | I-CAN ANI City GVD Advisory Board | General Fund Private | 1998 - Ongoing | 2011- Carver Youth Organization will conduct survey |
| 3 | Police Athletic League was invited to use G.V. Daniels Gym | I-CAN ANI City Police, Parks & Recreation, GVD Advisory Board | General Fund Public Grants | 1999 – 2001 PAL had positive impact on Carver youth | 2007- 2011- Late night (6-11pm) basketball league for boys & girls |

Action Table

| Item # | Recommendations | Lead Partner + Other Potential Partners | Priority | Need For Improvement | Goal | Potential Funding Sources |
|--------|--|---|----------|--|----------------------------|--|
| 1 | Designate as Infill Area | City of Abilene | High | Encourage redevelopment | Immediate | N/A |
| 2 | Establish Neighborhood Watch Program | I-CAN + City of Abilene Police/Neighborhood Residents | High | Public safety | 1-2 Years | Private funding |
| 3 | Install new street lights/ poles & bulbs | City of Abilene + AEP | High | Citizen Safety & Security | 3-5 Years | CIP/Bond |
| 4 | Conduct clean up of area debris/junk cars/structures | City Code Enforcement + Property owners/Keep Abilene Beautiful/I-CAN/ANI | High | Economic, public health, and safety | Ongoing | Existing Abatement Funds |
| 5 | Mow & remove debris from vacant lots | Neighborhood Residents + City Code Enforcement/I-CAN | High | Economic, public health, and safety | Ongoing | Existing Abatement Funds |
| 6 | Increase law enforcement/surveillance/patrol | City of Abilene Police | High | Public safety | Ongoing | Existing staff & resources |
| 7 | Repair existing sidewalks | Property Owners + City of Abilene | High | Pedestrian access/safety | Ongoing as funds available | Sidewalk Program/CIP/Bond |
| 8 | Repair/replace existing Street light bulbs | Neighborhood Residents + AEP/City | High | Citizen Safety & Security | As needed | AEP |
| 9 | Consider adopting a "Property Maintenance Code" | City of Abilene | Medium | Encourage property maintenance of properties beyond nuisance enforcement | Within 5 years | Could require additional staffing (General Fund) |

| | | | | | | |
|----|--|--|--------|---------------------------------------|----------------------------|---|
| 10 | Upgrade parks/recreation centers/Carver Park | I-CAN/NIP + Neighborhood Residents/City of Abilene | Medium | Quality of life for residents | In progress and ongoing | Private Fundraising, CIP |
| 11 | Encourage marketing of vacant lots for in-fill housing | I-CAN/NIP + Private or Nonprofit Developers/City of Abilene | Medium | Re-purpose vacant land | Ongoing | Private Fundraising, Development Community, CDBG/HOME |
| 12 | Inform residents of programs for home maintenance/repair | City of Abilene + I-CAN/NIP | Medium | Improve condition of housing stock | Ongoing | CDBG/HOME |
| 13 | Inform residents of health care resources | I-CAN + City of Abilene | Medium | Improve health of citizens | Ongoing | Private Fundraising |
| 14 | Expand/enhance activities for youth & seniors at G.V. Daniels | I-CAN + City of Abilene/Neighborhood Residents/Carver Youth | Medium | Improve quality of life for residents | Ongoing | Private Fundraising |
| 15 | Install new sidewalks | City of Abilene + Property Owners/I-CAN | Medium | Pedestrian access/safety | Ongoing as funds available | Sidewalk Program/ CIP/Bond |
| 16 | Improve transportation schedule & routes based on citizen concerns | CityLink | Low | Pedestrian access/safety/convenience | 3-5 Year | CityLink |
| 17 | Mitigate Street flooding | City of Abilene | Low | Pedestrian access/safety | 5+ Years | CIP/Bond |

NOTE: Projects listed in this table are the highest priority action items developed from the Plan Strategies on the previous pages. The timeframes listed for these action items are not intended to be deadlines for action, but are intended to provide guidance to involved partners for relative priority of tasks and to provide general goals for pursuing actions.

Acronyms:

| | |
|-------|--|
| I-CAN | Interested Citizens of Abilene North |
| ANI | Abilene Neighborhood Initiative |
| CBDO | Community-Based Development Organization |
| CO | Certificate of Obligation |
| CPDS | City Planning and Development Services |
| DAFB | Dyess Air Force Base |
| GF | General Fund |
| GVD | G. V. Daniels |
| LCF | Local Community Foundations |
| NAACP | National Association for Advancement of Colored People |
| NIP | Neighborhoods in Progress |
| SBDC | Small Business Development Center |
| TIF | Tax Increment Financing |
| WTCOG | West Texas Council of Governments |

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Chapter 7

Plan Implementation and Evaluation

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Plan Implementation and Evaluation

The success of any plan relies on the implementation by the groups, entities, agencies and individuals involved. Those who wish to make a positive impact on the community should have the opportunity to contribute to the execution of the plan.

The Carver Neighborhood Plan will require the commitment of all parties involved, including the City of Abilene and the Carver Neighborhood residents. The Plan identifies specific projects and programs, including timelines and funding options. However, it will be through cooperation that the goals and objectives will be met. I-CAN (Interested Citizens of Abilene North), NIP (Neighborhoods in Progress) and ANI (Abilene Neighborhood Initiative) are organizations that represent the Carver Neighborhood. The City of Abilene will offer assistance, but initiation and leadership must come from within the neighborhood.

The first step in the process of implementation is the formal adoption of the Carver Neighborhood Plan by the City of Abilene Planning and Zoning Commission and the City Council. This confirms that the City of Abilene is committed to the goals and objectives of the Carver Neighborhood Plan. This Plan is intended to be implemented over a ten (10) year time period. Ideally, the plan should be reviewed and updated every five years.

Potential Leadership Roles

Potential Roles for Residents:

- Bring neighborhood issues and concerns to the planning process
- Get involved with local organizations such as I-CAN and ANI
- Participate in programs and projects that enrich the neighborhood
- Motivate other residents to participate

Every individual has a stake in the improvement of the neighborhood. If residents attend community meetings and participate in community events and programs, progress can be made.

Potential Roles for Private Organizations:

- Invest resources in Carver Neighborhood
- Make a commitment to advance revitalization
- Develop relationships with local organizations

A strong economic environment can be created and sustained through small business loans, home loans, insurance and consumer lending. Investing in local entrepreneurs can create a vibrant neighborhood economy.

Potential Roles for Public Organizations:

- Develop programs and activities that fulfill the mission of the Plan
- Forge partnerships with private organizations and citizens
- Encourage local participation in organization meetings and activities
- Continue to be a uniting force in the Carver Neighborhood

Many public organizations can provide a variety of community services and opportunities, from public housing options and financial literacy programs to health screenings and community cleanup programs. However, effective communication is the key to informing citizens of the resources and opportunities that are readily available to them.

Conclusion

Neighborhood revitalization requires innovative ideas and the commitment of all parties. Realizing the goals of this Plan will require the involvement of both individuals and organizations working together toward the same goal.

Appendices

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Appendix A

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SWOT Results – May 19, 2011

Strengths

1. Can walk from homes to downtown
2. Health facilities, other services (Meals on Wheels, etc...)
3. Closeness of neighbors
4. Quiet and peaceful
5. Active neighborhood associations
6. Plenty of religious services (many churches including Baptist, Church of Christ, Methodist, Pentecostal, 13 churches altogether)
7. Revitalization
8. Natural aspects (trees, pine, mesquite, crepe myrtles)
9. Green
10. Lots of potential
11. Infrastructure is in place (streets, sidewalks, lighting, sewage, water etc...)
12. Cost of construction is reduced
13. Local Early Head Start school
14. Good local, public schools
15. Good mix of commercial and residential, potential for employment
16. Familiar with neighborhood
17. Available gym at the Carver recreational center and Senior Center
18. Historic value of neighborhood
19. ICAN offices, NAACP offices, and other community organizations

Weaknesses

1. More outside support, participation
2. People have moved away
3. More political involvement, no city councilmen in the area
4. Abandoned buildings, they should be cleaned up
5. Drug deals
6. More sidewalks
7. Need more lighting, people break the lights and they need to be closer together
8. Lack of citizen participation
9. Paved alleys
10. There needs to be a light at Early Head Start at the corner of 10th and Plum Street that is turned on during high traffic volumes
11. More parking at Early Head Start
12. Four traffic corridors become 'raceways' at 10th, 8th, 7th, and 6th Streets
13. People run stop sign at 11th
14. Speeders are outsiders

15. Traffic to Civic Center and ACU going North comes through the neighborhood
16. Visibility of businesses on Walnut Street
17. Car wrecking businesses are an eyesore, at the corner of N 7th and Treadaway
18. Street surfaces need to be improved, they are cracking, there are potholes, especially the streets on 13th
19. Grass has grown on streets, weeds, empty lots, city street ROW are overgrown
20. Flashing light/caution light at N 8th in front of G.V. Daniels
21. Public transportation, the city took the bus away to Ambler and many people used to use it
22. Trees blocking the road between Plum and Ash Streets

Opportunities

1. Vacant lots (infill, houses, new construction)
2. Get private investors
3. Improve housing stock
4. Business investment
5. Employment
6. Use businesses on Walnut Street for new businesses
7. Utilize G.V. Daniels for community activities
8. Expand playgrounds
9. Youth involvement in organizations such as I-CAN and businesses and through improving the community

Threats

1. Lack of access to funding
2. Lack of local participation
3. Community perception (dangerous, drugs and prostitution)
4. Unsightly properties
5. Unemployment
6. Absentee landlords (only after profit, no concern about impact)
7. Lack of concern of property owners
8. Corporate encroachment such as the Hendrick Health Center, how do we control and stop it?
9. Gentrification (moving out the locals)
10. Not receiving fair market value for homes
11. Under-financing, redlining through high risk loans and sub prime loans
12. Shoddy contractors produce poor work
13. Lack of police involvement and protection

Appendix B

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May 2011 Questionnaire Results

| Question | Response | Number | Percentage |
|---|--|----------------------------------|------------|
| Approximately how many years have you lived at your residence? | 6 months - 1 year | 2 | 10.5% |
| | 2 - 5 years | 4 | 21.1% |
| | 6 - 10 years | 0 | 0.0% |
| | 11 - 20+ years | 10 | 52.6% |
| | No response | 3 | 15.8% |
| Do you rent or own your home in this neighborhood? | Rent | 6 | 31.6% |
| | Own | 13 | 68.4% |
| | Additional Responses | Business at 1535 Walnut | |
| Did you raise your family in this neighborhood? | Yes | 7 | 36.8% |
| | No | 11 | 57.9% |
| | No response | 1 | 5.3% |
| Are you retired? | Yes | 9 | 47.4% |
| | No | 7 | 36.8% |
| | No response | 1 | 5.3% |
| | Other responses | 2 | 10.5% |
| | Additional Responses | Yes and No Semi | |
| Do you have school age children? | Yes | 3 | 15.8% |
| | No | 13 | 68.4% |
| | No response | 3 | 15.8% |
| Which schools do they attend? | Stevenson | 2 | |
| | College Heights | 1 | |
| | I relocated here from DFW and I really enjoy the atmosphere of the neighborhood. | | |
| Is your neighborhood location convenient to your place of employment? | Yes | 8 | 42.1% |
| | No | 4 | 21.1% |
| | No response | 7 | 36.8% |
| | Additional Responses | It is about 0.2 miles Retired | |
| Do you own and operate a business in the neighborhood? | Yes | 3 | 15.8% |
| | No | 13 | 68.4% |
| | No response | 3 | 15.8% |

| | Additional Responses | No I would like to. | |
|---|--|--------------------------|-------|
| | | Future | |
| Is your neighborhood location convenient to shopping? | Yes | 11 | 57.9% |
| | No | 5 | 26.3% |
| | No response | 3 | 15.8% |
| Where do you shop for groceries? | Lawrence Bros. | 7 | |
| | Wal-mart | 6 | |
| | United | 4 | |
| | HEB | 2 | |
| Is your neighborhood convenient to hospitals and other medical services? | Yes | 16 | 84.2% |
| | No | 1 | 5.3% |
| | No response | 2 | 10.5% |
| Do you feel there is adequate public transportation for your neighborhood? | Yes | 4 | 21.1% |
| | No | 12 | 63.2% |
| | No response | 3 | 15.8% |
| Explain. | It does not run on my street. | | |
| | There are not enough buses. | | |
| | Weekends you have to walk too far for the bus. | | |
| | I've used public transportation and it was great. A bus schedule should be placed at bus stops please. | | |
| | Don't know. | | |
| Do you travel mainly by private vehicle? | Yes | 16 | 84.2% |
| | No | 3 | 15.8% |
| | No response | 0 | 0.0% |
| | Additional Responses | Borrow a car-pt-cab [?] | |
| Is your neighborhood location convenient to public schools? | Yes | 9 | 47.4% |
| | No | 6 | 31.5% |
| | No response | 4 | 21.1% |
| | Additional Responses | I have no small children | |
| Is your neighborhood location convenient to public parks and community centers? | Yes | 10 | 52.6% |
| | No | 6 | 31.5% |
| | No response | 4 | 21.1% |
| Which ones? | G.V. Daniels | 5 | |
| | Stevenson | 4 | |
| | Will Hair | 1 | |

| | | | |
|--|---|--|-------|
| | The park that everyone goes to is very dangerous. | | |
| Have you considered moving from this neighborhood in the near future? | Yes | 2 | 10.5% |
| | No | 15 | 78.9% |
| | No response | 2 | 10.5% |
| | Additional Responses | I really like the neighborhood. | |
| Do you feel safe in your neighborhood? | Yes | 13 | 68.4% |
| | No | 5 | 26.3% |
| | No response | 1 | 5.3% |
| Why? | Yes | Its very nice. When I leave for work at 5:30 - 6:30AM and its safe. | |
| | | Neighbors | |
| | | Own a gun. | |
| | No | Drugs | |
| | | Too much drug activity, racing cars | |
| | | I don't feel safe because of drug dealers. | |
| Do you know your neighbors well? | Yes | 14 | 73.7% |
| | No | 3 | 15.8% |
| | No response | 2 | 10.5% |
| | Additional Responses | Not yet. | |
| Do you plan to retire in your home in this neighborhood? | Yes | 11 | 57.9% |
| | No | 3 | 15.8% |
| | No response | 4 | 21.1% |
| | Other responses | 1 | 5.3% |
| | Additional Responses | Maybe | |
| | | I would like to one day be able to have a home one day in the environment. | |
| How would you rate the appearance of businesses and homes in the neighborhood? | Excellent | 2 | 10.5% |
| | Good | 2 | 10.5% |
| | Fair | 8 | 42.1% |

| | | | |
|---|---|---|-------|
| | Poor | 6 | 31.5% |
| | Fair and poor | 1 | 5.3% |
| Do you have concerns about traffic or pedestrian safety in the neighborhood? | Yes | 14 | 73.7% |
| | No | 4 | 21.1% |
| | No response | 1 | 5.3% |
| Which streets? | 10th Street | 3 | |
| | 6th Street | 2 | |
| | 7th Street | 2 | |
| | N 8th Street | 2 | |
| | 13th Street | 1 | |
| | At blind corners. | | |
| | Cockerell and Carver, fast cars | | |
| | Carver Street | | |
| | Ash and the street in front of the community center | | |
| | N. Plum and 8th | | |
| | 10th and Plum Street | | |
| Which do you think would improve the appearance of the neighborhood, attract new businesses, encourage home ownership and increase property values? Choose one or more: | Street lights | 11 | |
| | Sidewalks | 10 | |
| | Landscaping | 7 | |
| | Property clean-up | 11 | |
| | Fix houses | 12 | |
| | Building new housing | 13 | |
| | No response | 1 | |
| What are the primary physical conditions that negatively affect the appearance of the neighborhood? Choose one or more: | Sidewalks | 2 | |
| | Old signs | 1 | |
| | Run-down buildings and houses | 14 | |
| | Junk vehicles | 9 | |
| | Outdoor storage/debris | 8 | |
| | Poor fencing | 4 | |
| | No response | 4 | |
| | Additional Responses | No sidewalks and no flashing safety signs for children. | |
| Do you shop at or use services of businesses in the neighborhood? | Yes | 13 | 68.4% |
| | No | 6 | 31.5% |
| | No response | 0 | 0.0% |

| | Additional Responses | Sometimes |
|--|--|--------------------|
| | | Harold's City Club |
| What is the thing you like most about your neighborhood? | I love the quietness of my neighborhood. | |
| | Pease and quite [peace and quiet] | |
| | Peace [and] quiet | |
| | My neighbors | |
| | Neighbors | |
| | Close neighbors | |
| | People | |
| | Historical sites | |
| | History | |
| | Churches | |
| | I like the fact that there are different denominations (churches). | |
| | That it has become a safer environment for children and the elderly. | |
| | Central location and established trees | |
| | Good condition | |
| What is the thing you would most like to change about your neighborhood? | Get rid of drug traffic and the noisy cars with loud music. | |
| | All the drug dealers gone. | |
| | Drug traffic | |
| | Clean up old abandoned buildings, move salvage yards out of the neighborhood | |
| | Clean up and improve | |
| | Rundown houses | |
| | Safety, housing | |
| | Housing stock and investments | |
| | More mixed use properties | |
| | Appearance, safety, vacant lots | |
| | I just moved here to Abilene but I would like to see more community events for the neighborhood. | |
| | Everything | |
| | I am good with mine. | |
| | None | |
| What is the most significant problem face by residents that needs immediate attention? | The safety of speeding through neighborhood on Friday and Saturdays from outside traffic. I sit on my porch and watch. | |
| | Lack of transportation | |
| | Red light at Early Childhood | |

| | | | |
|---|--|------------------------------|-------|
| | Fewer drug traffickers and more police protection | | |
| | Abandoned buildings | | |
| | The most significant problem right now is the neighborhood should be cleaned up. | | |
| | Clean up tree line in alleys/electrical lines | | |
| | Lights and clean up | | |
| | Absentee landlords | | |
| | Lack of resources | | |
| | Jobs | | |
| | Stray dogs and cats | | |
| Do you think that crime in the neighborhood has decreased over the last 10 years? | Yes | 14 | 73.7% |
| | No | 1 | 5.3% |
| | Some | 2 | 10.5% |
| | No response | 2 | 10.5% |
| | Additional Responses | Don't know. | |
| Do the local churches provide needed services for the neighborhood? | Yes | 8 | 42.1% |
| | No | 10 | 52.6% |
| | Not really | 1 | 5.3% |
| Do you feel that police protection is adequate in your neighborhood? | Yes | 10 | 52.6% |
| | No | 8 | 42.1% |
| | No response | 1 | 5.3% |
| Have you been the victim of a crime in the neighborhood? | Yes | 4 | 21.1% |
| | No | 14 | 73.7% |
| | No response | 1 | 5.3% |
| Explain. | My house was broken into. | | |
| | Burglary | | |
| | Chased by a loose pit bull | | |
| | No never | | |
| Do you think that the condemned houses and vacant lots contribute to crime? | Yes | 16 | 84.2% |
| | No | 1 | 5.3% |
| | No response | 2 | 10.5% |
| | Additional Responses | They can become a situation. | |
| Is street flooding during a major rain event a problem in your neighborhood? | Yes | 8 | 42.1% |
| | No | 7 | 36.8% |
| | I don't know | 2 | 10.5% |
| | No response | 2 | 10.5% |

| | |
|---|---|
| Where? | 13th and Plum |
| | Carver and Cockerell |
| | Between 8th, 9th, and 10th on Plum |
| | N 18th and N 13th |
| | Plum Street between N 14th and N 16th |
| | N 14th and Mesquite Street |
| Which city services could be improved? | Pick up trash |
| | Clean up |
| | Employment |
| | Busing |
| | Code enforcement, especially building and grounds |
| | Police patrol |
| | Historic downtown |
| | All parts |
| Please attach additional pages for further comments. | All |
| | I know improvements can always be done as a whole with all services and neighborhoods as a whole. |
| Thank you for the snacks and for allowing the community to speak. | |

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Appendix C

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Crime Statistics for the Carver Neighborhood (1990-2010)

| | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|--|------------|------------|-----------|-----------|------------|------------|
| Murder | 0 | 1 | 0 | 0 | 3 | 0 | 0 | 0 | | 0 | 0 | 1 | 0 | 0 | 0 |
| Sexual Assault | 3 | 0 | 2 | 1 | 1 | 5 | 0 | 3 | | 2 | 0 | 1 | 1 | 0 | 0 |
| Aggravated Assault | 50 | 42 | 39 | 27 | 26 | 20 | 16 | 20 | | 16 | 7 | 3 | 6 | 5 | 8 |
| Sub-total | 53 | 43 | 41 | 28 | 30 | 25 | 16 | 23 | | 18 | 7 | 5 | 7 | 5 | 8 |
| Robbery | 17 | 14 | 14 | 5 | 8 | 8 | 11 | 7 | | 6 | 4 | 4 | 4 | 0 | 1 |
| Residential Burglary | 21 | 20 | 12 | 18 | 17 | 21 | 33 | 17 | | | | | | | |
| Non-Res Burglary | 37 | 32 | 61 | 10 | 39 | 12 | 34 | 22 | | | | | | | |
| Total Burglary | 58 | 52 | 73 | 28 | 56 | 33 | 67 | 39 | | 61 | 40 | 35 | 14 | 33 | 27 |
| Car Burglary | 18 | 37 | 16 | 13 | 24 | 20 | 38 | 17 | | 65 | 33 | 13 | 10 | 30 | 21 |
| Auto Theft | 11 | 5 | 4 | 17 | 14 | 4 | 9 | 6 | | 16 | 12 | 9 | 6 | 2 | 4 |
| Theft | 60 | 55 | 57 | 63 | 68 | 56 | 51 | 52 | | 58 | 31 | 28 | 33 | 41 | 46 |
| Sub-total | 164 | 163 | 164 | 126 | 170 | 121 | 176 | 121 | | 206 | 120 | 89 | 67 | 106 | 99 |
| TOTAL | 217 | 206 | 205 | 154 | 200 | 146 | 192 | 144 | | 224 | 127 | 94 | 74 | 111 | 107 |

The trend for crimes in most classifications are down significantly over the 1990s. In the eight years prior to the 1998 Plan, total crimes averaged 183 per year as compared to the 8 years prior to this Plan, which averaged 123 crimes per year. Violent crimes dropped even more substantially, from an average of 32 per year in the years prior to the 1998 Plan to an average of 8 per year in the previous 8 years.